

2026-2030 Consolidated Plan Draft

City of Raleigh
Housing and Neighborhoods Department
Community and Small Business Development Division
Phone: 919-996-4330
Email: cd.info@raleighnc.gov

raleighnc.gov/housing

Raleigh Housing™

Contingency Statement

The Draft Consolidated Plan and Annual Action Plan use the FY 2024-2025 grant allocations from the U.S. Department of Housing and Urban Development (HUD). The grant allocations are not available at the time of its publication. As in previous years, there may be slight differences in the funding amounts provided in Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grants (ESG). Upon receipt of the actual allocations, the City will adjust the budget of the federal funds as described below:

	Additional funds to be budgeted to:	Fewer funds to be subtracted from:
CDBG:	Homebuyer Assistance	Homebuyer Assistance
HOME:	Rental Development	Rental Development
ESG:	All grants will be reduced or increased by the same proportion	

FY 2024-2025 HUD Allocations:

Community Development Block Grant (CDBG): $2,877,282

HOME Investment Partnership (HOME): $1,432,006

Emergency Solutions Grant (ESG): $250,440

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Five-Year Consolidated Plan

The Consolidated Plan serves as a five-year road map with comprehensive goals and coordinated strategies to address housing and community development needs of low- and moderate-income (LMI) residents. The City of Raleigh gathers input from citizens, consults local service providers and development partners, and conducts community research to determine housing and community development needs. The Plan includes information about identified community needs and the strategies and programs the City will use to address those needs. The City partners with nonprofit and for-profit organizations, neighborhood groups, and other local governments to execute the strategies developed in this Plan. The Community and Small Business Development Division of the Housing and Neighborhoods Department is the lead agency that administers and supports community development programs for the City of Raleigh.

The Consolidated Plan is required by the U.S. Department of Housing and Urban Development (HUD). This Consolidated Plan provides guidance for Raleigh for the period starting July 1, 2025, through June 30, 2030. The City of Raleigh must submit a Consolidated Plan every five years to outline its housing and community development needs and provide a strategy to address them. The Consolidated Plan functions as an application for funding from HUD for the following federal programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships (HOME)
- Emergency Solutions Grant (ESG)

In addition, local sources of funds contribute to implementing the City of Raleigh Consolidated Plan. They include proceeds from the City's "Penny for Housing" property tax (also called the Designated Affordable Housing Fund) and Affordable Housing Bond funds.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The primary housing challenge for Raleigh's LMI residents is housing cost (see NA-05). Raleigh is one of the fastest growing cities in the nation. The rapid population increase has led to rising land values and upward pressure on rents and home prices, as demand has outstripped supply. Incomes for lower-wage

earners have failed to keep pace, with very low- (<50% of the Area Median Income, or "AMI") and extremely low- (<30% AMI) income households most affected.

HUD considers a household cost burdened when it expends more than 30% of its gross monthly income on housing costs. For homeowners that includes principal, interest, taxes, and insurance. For renters that includes rent plus utilities. A household is considered severely cost burdened when it expends more than 50% of its gross monthly income on housing costs. According to the 2019-2023 American Community Survey estimates, 12% (23,400) of Raleigh's 196,924 households have incomes below of 30% AMI and a similar percentage (23,870 households) are severely cost burdened. Racial and ethnic minorities, most notably African Americans, are disproportionately affected compared to white households.

Based on the needs identified through public and stakeholder input, as well as a data-driven Needs Assessment and Market Analysis, the City of Raleigh has established the following evidence-backed goals and strategies to be pursued over the next five years.

Five-Year Priority Needs and Strategic Goals

Priority Needs

The Consolidated Plan will focus on three Priority Needs over the next five years:

1. Housing options for households earning <30% of the AMI
2. Homelessness
3. Housing with access to employment, services, and amenities

Strategic Goals

To address these priority needs, this plan includes three Strategic Goals:

1. Increasing Affordable Housing Options
2. Prevent and Reduce Homelessness
3. Increase Housing Stabilization and Supportive Services

While some programs will be available to all income-eligible residents citywide, there will also be a geographic focus on the priority needs. The geographic focus areas include: The College Park Neighborhood Revitalization Strategy Area (NRSA); Citywide; and Downtown Neighborhoods.

Future Outcome 5-Year Estimates

In this plan, the City includes projections of program impact and funding. These projections are tracked to measure the City's performance with addressing community needs. The performance analysis compares past and future service numbers, and the analysis enables the City to make program improvements and effectively allocate resources. The following outlines our five-year service projections based on expected local and federal funding.

City-Sponsored Production: Next 5-Year Estimates	
Housing Production Categories	**Estimated Total**

Rental Production: New Construction & Preservation of Existing Affordable Units	1,700 units
Homebuyer Assistance	135 households served
Homeowner Rehabilitation: Limited Repair, Revitalization & Substantial Rehabilitation	95 households served

Total Units: 1,930

Public Services

- Homebuyer education course: 150 households
- Community Enhancement Grant: 5,500 people
- Human Services Grant: 14,000

Homelessness

- Overnight Shelter: 8,858 homeless individuals
- Rapid Rehousing: 83 homeless households

3. Evaluation of past performance

The City uses performance measurement to ensure programs are meeting community needs. This involves setting annual, measurable objectives for each program, collecting data, and analyzing it to determine effectiveness. The goal is to use analysis to improve programs and direct resources effectively.

The primary programs administered by Community and Small Business Development and the number of affordable housing units produced by those programs over the past four years are listed below:

Accomplishments in Past Four Years

The following chart shows what has been accomplished in the past four years of the FY 2021-2025 Consolidated Plan through a mix of federal and local (Affordable Housing Bond and Penny for Housing) funding. Data on the fifth and final year of the FY 2021-2025 plan is not available as the next five-year plan is created during the FY 2024-2025 period. This progress was made despite the COVID-19 pandemic, which resulted in delays, cost increases, reduced shelter capacity, and other impacts that still reverberate today.

City-Sponsored Production: Past 4 Years	
Housing Production Categories	**Cumulative Total**

Rental Production New Construction & Preservation of Existing Affordable Units	1,116 units
Homebuyer Assistance	143 households served
Homeowner Rehabilitation Limited Repair, Revitalization, & Substantial Rehabilitation	70 households served

Total Units: 1,329

Additionally, the City funds subrecipients that positively impact the community. A subrecipient by HUD's definition, is a nonprofit agency that provides community-based services that support LMI households earning less than 80% of the AMI. The following are for the categories of Public Services and Homelessness.

Public Services

- Community Enhancement Grant: 4,634 people
- Homebuyer education course: 120 people

Homelessness

- Overnight Shelter: 4,615 people
- Rapid Rehousing: 134 households

This Consolidated Plan demonstrates the City's commitment to improvement and adaptation by reflecting on past performance and emerging trends.

4. Summary of citizen participation process and consultation process

Survey

From November 1 to December 13, 2024, the Community and Small Business Division surveyed the public on five-year goals and priorities, receiving 584 responses. The survey was promoted on the City's website, social media, email, and flyers.

Public Meetings and Hearings

Input from the general public and local organizations played a crucial role in developing the Consolidated Plan draft. To date, one public hearing has been held on December 3, 2024. A second hearing will follow in April 2025. Six public meetings were held in October 2024 and several more are scheduled for March 2025. The draft Plan's development included extensive consultation, encompassing

multiple agency meetings and individual discussions with program beneficiaries, professionals, and volunteers.

Advertising for the Public Meetings included the distribution of meeting flyers to community centers across the city, emails via the Community Development email distribution list which has over 7,700 subscribers, meeting advertisements on the City of Raleigh's website, Facebook page with 32,000 followers, X account with over 123,000 followers, and via the City's YouTube Channel with more than 6,000 followers. The first Public Hearing was advertised in several local newspapers 12-14 days in advance. The City and County worked together on gathering this input from their community development partners and information was shared among them. This input helped identify and prioritize community needs, develop strategies and action plans, identify community resources, and promote the coordination of resources. Representatives from public and private agencies affiliated with assisted housing, health services, social services, and services for the homeless were invited to individual and group meetings to obtain information from and provide input to the development of this Consolidated Plan.

Agency Consultation

In partnership with Wake County, the City of Raleigh engaged over 20 organizations in stakeholder outreach. Discussions centered on improving services and support for individuals experiencing housing insecurity or homelessness, particularly with direct service providers. Two recurring themes among all stakeholders were the lack of affordable housing options and the adjustments in capacity needed to address the effects of the COVID-19 pandemic.

In addition, input was gathered from the State of North Carolina, Wake County, Wake County Public School System, local universities, the Town of Cary, Wake County Housing Authority, and the Raleigh Housing Authority (RHA).

Coordination with other plans

This plan is built on a foundation of several other plans, studies, and reports prepared in recent years, including:

- Raleigh's 2030 Comprehensive Plan, adopted by City Council October 9, 2009 and updated in 2019.
- Analysis of Impediments to Fair Housing Choice (2025)
- Affordable Housing Plan (2025)
- Affordable Housing Location Policy (2016), updated in 2023
- Bringing Neighbors Home Plan (2025)
- U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) data
- U.S. Census Bureau data from the decennial census and American Community Survey

These and other sources of information used in the development of the Consolidated Plan are referred to throughout the document.

Lead Agency: Raleigh's Housing & Neighborhoods Department, Community and Small Business Division

The Community and Small Business Division of Raleigh's Housing & Neighborhoods Department is the primary agency leading the Consolidated Plan planning process, the drafting of the plan, and plan implementation. The Division will act as the primary liaison with other local public agencies and nonprofit and for-profit entities such as lenders, realtors, developers, builders, and city residents. Other agencies engaged in implementing this plan include HUD, the North Carolina Housing Finance Agency, Wake County Housing Affordability and Community Revitalization Department, Wake County Human Services Department, and RHA.

5. Summary of public comments

Survey

Between November 1st and December 13th, 2024, a public survey was conducted in English and Spanish to collect input from Raleigh citizens and service providers. The questions were based on the early feedback gathered in public meetings and stakeholder outreach. 584 surveys were submitted including 674 comments. Both online and paper copies were available. Surveys were submitted from all Raleigh zip codes, including 19% from Southeast Raleigh (27610, 27601, 27603).

Results

When the participants were asked to rank the three main goals proposed from analysis of comments in public meetings and consultations from 1 to 3, Increasing Affordable Housing options was first, Prevent and Reduce Homelessness was second, and Increasing Stabilization and Supportive services was third.

Additional survey comment themes included:

- Creation of affordable rental and homeownership housing, particularly for those below 30 and 60% of the AMI.
- Support for the preservation of existing affordable housing.
- Housing and programs for those with special needs (15% of respondents identified as persons with a disability).
- Housing that is affordable is located far from retail and employment centers, requiring long commutes and/or use of a private vehicle
- Homelessness prevention, diversion, and rapid exit programs (16% had experienced homelessness)
- Permanent Supportive Housing- combining housing with wrap-around health and social services
- Rapid Rehousing utilizing short- or medium-term rental assistance, connection to housing, and voluntary services for those experiencing homelessness

- Downpayment/closing cost assistance for first-time homebuyer programs.
- Program for senior homeowners – tax relief, home rehabilitation, accessibility modifications
- Mixed-income affordability requirements for new housing developments

See the Appendices for the survey report.

Agency Consultations

Key recommendations and themes from stakeholders

- Strengthen the Continuum of Care and the coordination of local governments and service providers:
  - Improve Coordinated Entry and open additional access points for services.
  - Support for more family shelters and transitional housing.
  - Program and housing accessibility options for those with special needs.
- Housing First principles and programs:
  - Housing options not based on employment, substance use, justice involvement histories, or eviction records.
  - Credit repair and financial literacy programs, eviction prevention and record expungement, and support for people experiencing domestic violence.
  - Landlord engagement to increase voucher acceptance, tenant-responsive policies, and the number of landlords participating.
- Increase the number and type of housing options:
  - Build on the City's gains in expediting permitting and plan review for affordable developments to increase the speed of delivery and number of units.
  - Continue providing gap financing through the City and Low-Income Housing Tax Credit (LIHTC) program for the construction of new rental units.
  - Agencies also expressed a need for more bedrooms in affordable units- 2 and 3 bedrooms- to fit the needs of larger families living together.
  - Continued support of rehabilitation and financial programs for seniors and first-time homebuyers.
  - Connection of affordable housing, transit, and job centers.

Public Meetings

Staff hosted six (6) public meetings in different areas of the City, particularly those with higher levels of ethnic and racial diversity, and/or low-income residents. Attendees were asked to identify housing and community development needs in their communities. The two recurring themes were the impact of high housing prices and the subsequent rise in homelessness. Participants felt the increasing homeownership costs and rental prices have resulted in the displacement of long-time residents. Over the past five years, the discussion around housing costs and homelessness has shifted from a focus on central Raleigh to the rest of the City and adjacent communities. Attendees strongly advocated for additional housing, preservation of

existing housing, and supportive services. As with the survey and stakeholder consultations, locating affordable housing close to transit was important, especially connecting to job centers.

Comments gathered from the series of public meetings are included as attachments in the Appendices.

Public Hearings

At the Public Hearing on December 3, 2025, speakers encouraged more homeownership opportunities, housing density increases, fair housing education, vouchers, and housing set aside for families and youth.

The second public hearing will be conducted in April 2025 before the final plan is presented to City Council for approval in May 2025. See the Appendices for the minutes of the Public Hearing.

Written Comments

No written comments were provided

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted.

7. Summary

The variety of public and stakeholder input has produced common priorities synthesized into the following needs and the goals the City of Raleigh will pursue in the next five years to address these challenges and with effective, evidence-based strategies.

Priority Needs and Strategic Goals

Priority Needs

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The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for the administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Raleigh	Housing & Neighborhoods Dept.
HOME Administrator	Raleigh	Housing & Neighborhoods Dept.
ESG Administrator	Raleigh	Housing & Neighborhoods Dept.

TABLE 1 – RESPONSIBLE AGENCIES

Narrative

This document is the Consolidated Plan for the City of Raleigh, an entitlement community, for the five-year period from July 1, 2025—June 30, 2030. Raleigh receives the following funds annually from HUD: CDBG, HOME, and ESG funds. In 2020, residents of Raleigh overwhelmingly approved an $80 million Affordable Housing Bond. Several affordable housing bonds were previously passed before 2020, totaling more than $50 million. In 2016, Raleigh City Council passed the "Penny for Housing" that created a $0.01 tax on property taxes that provides an additional $11 million a year dedicated to affordable housing.

The Housing & Neighborhoods Department, Community and Small Business Division, is the unit of City government that acts as the primary administrator of the federal entitlement funds.

Consolidated Plan Public Contact Information

City of Raleigh
Housing and Neighborhoods Dept.
Community and Small Business Division
421 Fayetteville St, One City Plaza
12th Floor, Ste. 1200
Raleigh, NC 29601

Post Office Box 590
Raleigh, NC 27602-0590
919-996-4330
cd.info@raleighnc.gov

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Raleigh, through its Housing and Neighborhoods, Planning and Development, Parks, Budget, and other departments, interacts with the public continuously, soliciting input on a variety of issues of concern and interest to Raleigh's residents. The Community and Small Business Development Division of the Housing & Neighborhoods Department administers the City's HUD entitlement grants and Section 108 assistance, as well as local funds from Affordable Housing Bonds and the City's General Fund. In preparation for both the Annual Action Plans and the Consolidated Plan, the Community and Small Business Division seeks public input and consultation from local experts in affordable housing development, homeless services, and other social services. Multiple meetings and consultations were held, and feedback was gathered for the Analysis of Impediments to Fair Housing Choice (AI), Consolidated Plan. This input is reflected in this document.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Raleigh's Community and Small Business Division actively and consistently involves the public in affordable housing and redevelopment initiatives. The division issues Requests for Proposals (RFP) to nonprofit and for-profit affordable housing developers when disposing of City-owned sites and considers public response to proposals received. Redevelopment activity always includes a public process of well-publicized meetings open to the public using traditional, social media, and internet advertising. Community and Small Business Development maintains strong, long-standing partnerships with affordable housing providers, supportive housing organizations, and agencies serving individuals experiencing or at risk of homelessness. Regular communication is also maintained with Wake County Housing Affordability & Community Revitalization and RHA, sharing information and plans and holding joint meetings for the regional AI, Annual Action Plans, and Consolidated Plans. In April 2019 the City- and County-funded Oak City Cares facility opened as a coordinated entry and referral site to housing and social services, after several years of planning and design.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City is an active member of the Raleigh-Wake Continuum of Care (CoC) and staff also sit on the CoC's Governing Board. Governing Board meetings are held monthly, and full membership meetings of the CoC are held at least quarterly, with attendance ranging from 40-70 persons, including

representatives from nonprofit agencies, government agencies, and members of the general public. Agencies receiving ESG or HUD CoC funds must participate in Homeless Management Information System (HMIS) and Coordinated Entry and use Vi-SPDAT as the intake tool to prioritize need. Members of the CoC have worked to transform the local homeless service delivery system into a Housing First, low-barrier model. Coordinated Entry is managed by Wake County and is the first step to connect individuals and families experiencing housing crisis to appropriate service providers. The Coordinated Entry system uses information from HMIS to create a "By-Name" list of households experiencing homelessness. The by-name list contains information about the background and urgent service needs of each client. The CoC uses the by-name list to match clients with homeless service providers that can accommodate their needs.

The City helps fund efforts to address the needs of homeless individuals. City-funded efforts include:

- The City's ESG entitlement funds are awarded through a competitive two-year RFP process done in partnership with Wake County.
- The City provides local funds to Oak City Cares to support their weekend and holiday meal distribution program; Catholic Charities to provide rapid re-housing and homelessness prevention services to homeless families with children; and the several Continuum of Care partner agencies, who receive funds to cover operational expenses associated with serving as the lead collaborative applicants for the Wake County CoC functions.
- The City provides CDBG funds to the South Wilmington Street Center, which provides emergency shelter for single men, and also has a focus on Veterans. In addition, the City provides CDBG funding to support emergency drop-in white flag shelter operations, given the need for additional emergency shelter beds.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Raleigh is a Governing Board member of the Wake County CoC, and staff participate in monthly meetings. The City collaborates with Wake County Government in the release of a Request for Proposals (RFP) to fund housing and homeless services activities eligible for ESG. The City contributes ESG entitlement funds, and the County contributes local funding. Agencies receiving funds from the City or County, whether ESG or local funds are required to use the HMIS, participate in Coordinated Entry, and adhere to the CoC's Written Standards. The City, the County, and the CoC use information from HMIS to determine if agency outcomes are meeting the standards established by the community to make homelessness rare, brief, and nonrecurring.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

1	**Agency/Group/Organization**	Crosby-Garfield Advocacy Group
	Agency/Group/Organization Type	Advocacy/Advisory
	What section of the Plan was addressed by Consultation?	• Housing Need Assessment • Homelessness Needs • Homelessness Strategy • Non-Homeless Special Needs • Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting was held on 10/15/2024. Anticipated outcome is that programs offered to help homeless individuals will continue. Also, efforts to connect transit to housing will continue.
2	**Agency/Group/Organization**	Wake County Public School System – Social Workers
	Agency/Group/Organization Type	Advocacy/Advisory
	What section of the Plan was addressed by Consultation?	• Housing Need Assessment • Homelessness Needs • Non-Homeless Special Needs • Market Analysis • Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting was held on 11/1/2024. Anticipated outcome is that the City will continue to work with Wake County Public Schools in identifying housing needs and services for students.
3	**Agency/Group/Organization**	Bridge to Home
	Agency/Group/Organization Type	Group of homeless and housing service providers
	What section of the Plan was addressed by Consultation?	• Housing Need Assessment • Homelessness Needs • Homelessness Strategy • Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting was held on 11/6/2024. Anticipated outcomes are coordination of county-wide funding to move as many people as possible to permanent housing.
4	**Agency/Group/Organization**	Cornerstone Center
	Agency/Group/Organization Type	Bridge Housing Program

	What section of the Plan was addressed by Consultation?	• Housing Need Assessment • Homelessness Needs • Non-Homeless Special Needs • Market Analysis • Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting was held 11/13/2024. Anticipated outcomes include exploration of the Cornerstone model in the future development of housing programs, increased communication and education of available services with City and CoC clients.
5	**Agency/Group/Organization**	Wake County Public School System – Staff
	Agency/Group/Organization Type	Advocacy/Advisory
	What section of the Plan was addressed by Consultation?	• Housing Need Assessment • Homelessness Needs • Non-Homeless Special Needs • Market Analysis • Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting was held on 11/15/2024. Anticipated outcome is that the City will continue to work with Wake County Public Schools in identifying housing needs and services for teachers and staff.
6	**Agency/Group/Organization**	Fair Housing Hearing Board
	Agency/Group/Organization Type	City of Raleigh Advisory Board
	What section of the Plan was addressed by Consultation?	• Housing Need Assessment • Non-Homeless Special Needs • Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting was held 11/20/2024. Anticipated outcomes include a focus on homelessness prevention programs, coordination with faith-based organizations, and housing opportunities for those <60% AMI, particularly <30% AMI.
7	**Agency/Group/Organization**	Triangle Community Coalition
	Agency/Group/Organization Type	Advocacy – Housing Development
	What section of the Plan was addressed by Consultation?	• Housing Need Assessment • Economic Development • Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting was held on 11/20/2024. Anticipated outcome is for continued improvements in permitting and review processes to increase the efficiency of housing production.
8	**Agency/Group/Organization**	Affordable Housing Development Focus Group
	Agency/Group/Organization Type	Advisory Focus Group of Affordable Housing Developers
	What section of the Plan was addressed by Consultation?	• Housing Need Assessment • Economic Development • Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting was held on 11/21/2024. Anticipated outcomes are that the City will continue to support Permanent Supportive Housing options, financial literacy programs, and housing opportunities for those <60% AMI, particularly <30% AMI. The City will continue to offer gap financing for developers approved for Tax Credit Programs.
9	**Agency/Group/Organization**	Wake County Municipal Planners Group
	Agency/Group/Organization Type	Advisory Group of Planning Leaders from Local Governments in Wake County
	What section of the Plan was addressed by Consultation?	• Housing Need Assessment • Homelessness Needs • Non-Homeless Special Needs • Market Analysis • Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting was held on 11/22/2024. Anticipated outcome is to continue support for the co-location of transit and housing at local and regional levels.
10	**Agency/Group/Organization**	Home Builders Association of Wake County
	Agency/Group/Organization Type	Advocacy – Housing Development
	What section of the Plan was addressed by Consultation?	• Housing Need Assessment • Economic Development • Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting was held on 12/2/2024. Anticipated outcomes are to provide support for recent expansion of housing types including the Missing Middle and continue support for first-time homebuyer downpayment assistance.
11	**Agency/Group/Organization**	Raleigh Housing Authority
	Agency/Group/Organization Type	Public Housing Authority
	What section of the Plan was addressed by Consultation?	• Housing Need Assessment • Public Housing Needs • Non-Homeless Special Needs • Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting was held on 12/2/2025. Anticipated outcomes are to increase landlord engagement and build on gains in voucher utilization.
12	**Agency/Group/Organization**	Foodbank of Central Eastern NC
	Agency/Group/Organization Type	Services Provider
	What section of the Plan was addressed by Consultation?	• Housing Need Assessment • Homelessness Needs • Non-Homeless Special Needs • Market Analysis • Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting was held on 12/5/2024. Anticipated outcome is to look for ways to continue and expand supportive services.
13	**Agency/Group/Organization**	Triangle Apartment Association
	Agency/Group/Organization Type	Advocacy
	What section of the Plan was addressed by Consultation?	• Housing Need Assessment • Economic Development • Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting was held on 12/6/2024. Anticipated outcome is to continue to and potential increase support for rental assistance and landlord engagement.
14	**Agency/Group/Organization**	GoRaleigh
	Agency/Group/Organization Type	City of Raleigh Transit System

	What section of the Plan was addressed by Consultation?	• Housing Need Assessment • Homelessness Strategy • Homelessness Needs • Non-Homeless Special Needs • Market Analysis • Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting was held 12/6/2024. Anticipated outcome is to continue support for the co-location of transit and housing at local and regional levels.
15	**Agency/Group/Organization**	Cooperating Raleigh Colleges
	Agency/Group/Organization Type	Advocacy group representing the 12 colleges and universities in Wake County
	What section of the Plan was addressed by Consultation?	• Housing Need Assessment • Homelessness Needs • Non-Homeless Special Needs • Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting was held 12/16/2024. Anticipated outcome is to increase housing options for young adults and programs supporting former foster youth.

Identify any Agency Types not consulted and provide rationale for not consulting:

AIDS service providers were not consulted since Wake County administers the Housing Opportunities for Persons With AIDS (HOPWA) Program for the county.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	**Lead Organization**	**How do the goals of your Strategic Plan overlap with the goals of each plan?**
Regional Analysis of Impediments to Fair Housing Choice (AI)	Wake County/City of Raleigh/RHA/Town of Cary	The goals of this plan intentionally address the barriers identified in the AI. The AI and Consolidated Plan are created at the same time to this end.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
NC Strategic Housing Plan	NC Department of Health & Human Services	The goals of the NC Strategic Housing Plan and this Consolidated Plan both emphasize the importance of increasing housing stabilization and supportive services. This may include the creation of Permanent Supportive Housing, securing funds for rental assistance, eviction prevention, and lowering barriers to housing access.
A Home for Every Neighbor	City of Raleigh	The goals of both plans were intentionally designed to align. A Home for Every Neighbor provides additional research, budget analysis, and specific near-term action steps.
Bringing Neighbors Home Plan	City of Raleigh	The Bringing Neighbors Home initiative aims to create comprehensive, actionable strategies to reduce unsheltered homelessness. The Consolidated Plan's goal of preventing and reducing homelessness provides a broader umbrella of programs and the Bringing Neighbors Home Initiative is an implementation plan for these programs.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2030 Comprehensive Plan Update	City of Raleigh	The City's Comprehensive Plan update is underway and the proposed housing goals of more options for households earning <30% AMI, more housing located near employment, and more housing at different price points closely align with each of this plan's three goals. The Comprehensive Plan will consider many levels of City direction including sustainability, land use, and transportation that will overlap with the goals of this plan.
City of Raleigh Strategic Plan	City of Raleigh	The City of Raleigh's Strategic Plan, in addition to the Strategic Plan in this document, includes the key focus areas of "Safe, Healthy and Vibrant Communities" and "Economic Development and Innovation." The initiatives to produce results in these focus areas establish partnerships across City that touch on each of the three goals in this plan.

TABLE 3 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Raleigh and Wake County Government (which also serves as the Continuum of Care Lead Agency) will work together to implement the Homelessness portion of the Consolidated Plan. The City, Wake County, Town of Cary, RHA, and the Housing Authority of the County of Wake worked together in a regional Analysis of Impediments to Fair Housing Choice (AI) prepared in 2025.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Citizen participation, stakeholder input from nonprofits and community organizations, and input from other units of local government and the local Housing Authority strongly influenced this Consolidated Plan (ConPlan). The four primary goals of the plan resulted from the comments received during the input process. See the Executive Summary for a brief description of the goals.

The public participation process before preparation of the draft ConPlan consisted of one public hearing, six public meetings, and a series of smaller meetings with expert stakeholders and service providers. The list of meetings and the notes from each are included as an attachment to this plan.

Citizen Participation Outreach

Advertising for the Public Meetings included the distribution of meeting flyers to community centers across the city, emails via the Community Development email distribution list which has over 7,700 subscribers, meeting advertisements on the City of Raleigh's homepage, Facebook page with 32,000 followers, X account with over 123,000 followers, and via the City's YouTube Channel with more than 6,000 followers. The first Public Hearing was advertised in local newspapers 12-14 days in advance.

To capture what the public wants for the next five years, the Community and Small Business Division sent out a survey to the public focusing on future goals and priorities. The survey was active from November 1st - December 13th, 2024. The survey was advertised on the City of Raleigh's website, and social media, and distributed via email and flyers. 584 responses were received through this process.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Public Hearing	Nontargeted/broad community General public	Public hearing held in City Council chambers on 12/3/2025	Support for more awareness outreach to the public, homeownership opportunities, housing density increases, fair housing education, vouchers, and housing set aside for families and youth. See the meeting minutes in Appendix	N/A
2	Public Meeting	General Public	Method Road Community Center; 10/3/2025; 2 attended	See Appendix	N/A
3	Public Meeting	General Public	Virtual Meeting, 10/9/2025; 8 attended	See Appendix	N/A
4	Public Meeting	General Public	Chavis Community Center; 10/10/2025; 18 attended	See Appendix	N/A
5	Public Meeting	General Public	Sertoma Arts Center; 10/15/2025; 6 attended	See Appendix	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons
6	Public Meeting	General Public	Green Road Community Center; 10/17/2025; 5 attended	See Appendix	N/A
7	Public Meeting	General Public	Carolina Pines Community Center; 10/24/2025; 9 attended	See Appendix	N/A

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The following is a summary of the City of Raleigh's projected housing needs and non-housing needs for the coming five-year period. The Needs Assessment identifies those needs with the highest priority, which forms the basis for the Strategic Plan section and the programs and projects to be administered. Housing data included in this portion of the plan has been collected from American Community Survey (ACS) data (2019-2023, 5-Year estimates), HUD's Comprehensive Housing Affordability Strategy (CHAS) 2017-2021 data, the Raleigh/Wake County Continuum of Care (CoC), RHA, and through consultation with social service agencies and other entities with whom the City partners.

The Needs Assessment includes the following sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

For the purposes of this plan, the following definitions for income will be used throughout the NA and MA sections:

- 0-30% AMI = extremely low-income
- 30-50% AMI = very low-income
- 50-80% AMI = low-income
- 80-100% = moderate-income

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The City of Raleigh, North Carolina is experiencing rapid growth. The City has grown by over 70,000 people since 2010. Raleigh's median household income has increased significantly from $67,266 in 2019 to $82,424 in 2023, a 22.5% increase.

HUD's CHAS data provides household income distribution information by HUD Area Median Family Income (HAMFI), as illustrated in Table 5. Households at 80% and below HAMFI are considered LMI. Over the past five years, the percentage of LMI families in Raleigh has increased from 42.7% in the 2013-2017 CHAS data to 43.8% of households according to the 2017-2021 CHAS data. The household income groups increasing fastest over the past five years were those earning under 50% HAMFI.

Although median income has increased overall, many Raleigh residents continue to experience housing problems, including housing cost burden. A 2024 report on housing affordability found that the Raleigh housing market was "seriously unaffordable," with housing prices 1.6 times greater than the "affordable" standard where median priced homes are affordable to middle-income households.[1] Very low-income (50% AMI) and extremely low-income (30% AMI) income households are most affected by the unaffordable housing market.

Approximately 22,785 low-income households experience severe cost-burdens, spending more than 50% of their income on housing and utility costs. An additional 1,085 moderate-income households experience severe housing cost burdens. As shown in Table 8 and Table 9, the primary housing need for Raleigh's LMI residents remains finding rental housing that is affordable. Of the 51,730 cost burdened households in Raleigh, 75% are renter-occupied households. Problems related to housing affordability are exacerbated by a competitive housing market in Raleigh. Following rapid population growth driven by migration from large cities, the City is experiencing a shortage in housing supply which contributes to a tight housing market.[2]

The need for affordable housing is further exacerbated by the loss of naturally occurring affordable housing developments being acquired by developers and either demolished or redeveloped into above market rate or luxury apartments. Additionally, the City's lack of authority to require a set aside for affordable housing in new developments also impedes the supply of affordable rental units.

Table 4: Demographics

Jurisdiction	2019	2023	% Change 2019-2023
Population	464,485	470,763	1.4%
Households	183,335	196,924	7.4%
Median Income	$67,266	$82,424	22.5%

Source: 2010 and 2023 5-Year ACS

Table 5: Total Households Table

Household Type	0-30% HAMFI	30-50% HAMFI	50-80% HAMFI	80-100% HAMFI	>100% HAMFI
Total Households	23,400	25,280	32,405	21,460	82,720
Small Family Households	6,625	8,005	10,475	7,910	41,165
Large Family Households	1,060	1,715	1,475	985	4,710
Household Contains at least one-person aged 62-74	4,875	4,190	5,010	3,170	13,605

[1] Cox, W. (2024). *Demographia international housing affordability*. Center for Demographics and Policy, Chapman University. http://demographia.com/dhi.pdf

[2] Raleigh Housing & Neighborhoods Department. (2024, August 17). Affordable housing 101: *The state of housing in Raleigh*. [PowerPoint slides]. https://cityofraleigh0drupal.blob.core.usgovcloudapi.net/drupal-prod/COR22/housing-101-state-of-affordable-housing.pdf

Household contains at least one-person aged 75+	2,380	2,455	2,750	1,600	4,495
Households with one or more children aged 6 or younger	3,615	4,310	3,559	2,280	11,320

***Source**: 2017-2021 CHAS;*
***Note:** HUD Area Median Family Income (HAMFI)*

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

Table 6: Housing Problems Table (1)

	Renter Occupied				
Household Type	**0-30% HAMFI**	**30-50% HAMFI**	**50-80% HAMFI**	**80-100% HAMFI**	**Total**
Substandard Housing-Lacking complete plumbing or kitchen facilities	175	175	135	0	485
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	160	235	200	205	800
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	860	655	335	75	1,925
Housing cost burden greater than 50% of income (and none of the above problems)	13,550	3,750	495	35	17,830
Housing cost burden greater than 30% of income (and none of the above problems)	1,825	10,220	7,210	925	20,180
Housing cost burden not computed, none of the needs above	1,475	0	0	0	1,475
	Owner Occupied				
Substandard Housing-Lacking complete plumbing or kitchen facilities	35	0	35	4	64
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	4	15	20	54
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	45	235	195	45	520
Housing cost burden greater than 50% of income (and none of the above problems)	3,850	1,635	590	195	6,270

Housing cost burden greater than 30% of income (and none of the above problems)	740	2,730	3,085	1,005	7,560
Zero/negative Income (and none of the above problems)	445	0	0	0	445

***Source**: 2017-2021 CHAS*

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

Table 7: Housing Problems (cont.)

	Renter Occupied				
Household Type	**0-30% HAMFI**	**30-50% HAMFI**	**50-80% HAMFI**	**80-100% HAMFI**	**Total**
Having 1 or more of four housing problems	15,775	14,580	8,150	1230	39,735
Having none of four housing problems	2,955	2,155	10,965	9,480	25,555
Household has negative income, but none of the other housing problems	-	-	-	-	-
	Owner Occupied				
Having 1 or more of four housing problems	4,610	4,390	3,840	1,235	14,075
Having none of four housing problems	1,005	3,164	8,595	8,975	21,739
Household has negative income, but none of the other housing problems	-	-	-	-	-

***Source**: 2017-2021 CHAS*

3. Cost Burden > 30%

Table 8: Cost Burden > 30%

	Renter Occupied			
Household Type	**0-30% HAMFI**	**30-50% HAMFI**	**50-80% HAMFI**	**Total**
Elderly Family (2 persons, with either or both age 62 or over)	40	275	270	585
Small Family (2 persons, neither person 62 years or over, or 3 or 4 persons)	860	4,250	1,625	6,735
Large Family (5 or more persons)	300	525	55	880
Elderly Non-Family	365	1,140	835	2,340
Other Household Type (non-elderly, non-family)	475	4,845	4,505	9,825
Total Need by Income	2,040	11,035	7,290	20,365
	Owner Occupied			
Elderly Family (2 persons, with either or both age 62 or over)	95	330	435	860
Small Family (2 persons, neither person 62 years or	55	690	1,070	1,815

over, or 3 or 4 persons)				
Large Family (5 or more persons)	85	280	100	465
Elderly Non-Family	355	585	545	1,485
Other Household Type (non-elderly, non-family)	165	940	935	2,040
Total Need by Income	755	2,825	3,085	6,665

***Source**: 2017-2021 CHAS*

4. Cost Burden > 50%

Table 9: Cost Burden > 50%

	Renter Occupied			
Household Type	**0-30% HAMFI**	**30-50% HAMFI**	**50-80% HAMFI**	**Total**
Elderly Family (2 persons, with either or both age 62 or over)	210	145	20	375
Small Family (2 persons, neither person 62 years or over, or 3 or 4 persons)	4,180	735	90	5,005
Large Family (5 or more persons)	495	110	0	605
Elderly Non-Family	2,635	600	120	3,355
Other Household Type (non-elderly, non-family)	6,725	2,190	265	9,180
Total Need by Income	14,245	3,780	495	18,520
	Owner Occupied			
Elderly Family (2 persons, with either or both age 62 or over)	740	415	140	1,295
Small Family (2 persons, neither person 62 years or over, or 3 or 4 persons)	875	445	120	1,440
Large Family (5 or more persons)	145	135	20	300
Elderly Non-Family	1,055	360	185	1,600
Other Household Type (non-elderly, non-family)	1,115	310	120	1,545
Total Need by Income	3,930	1,665	585	6,180

***Source**: 2017-2021 CHAS*

5. Crowding (More than one person per room)

Table 10: Crowding Information 1-2 (More than one person per room)

	Renter Occupied				
Household Type	**0-30% HAMFI**	**30-50% HAMFI**	**50-80% HAMFI**	**80-100% HAMFI**	**Total**
Single Family Households	6,460	7,235	7,180	4,445	25,320
Multiple, unrelated family households	535	365	490	160	1,550
Other, non-family households	12,690	9,789	12,105	6,430	41,014
Total need by Income	19,685	17,389	19,775	11,035	67,884

	Owner Occupied				
Single Family Households	2,260	4,010	6,330	5,870	18,470
Multiple, unrelated family households	15	169	410	185	779
Other, non-family households	3,410	3,710	5,885	4,365	17,370
Total need by Income	5,685	7,889	12,625	10,420	36,619

***Source**: CHAS 2017-2021*

Table 11: Crowding Information 2-2

	Renter Occupied				
	0-30% HAMFI	30-50% HAMFI	50-80% HAMFI	80-100% HAMFI	Total
Households with Children Present	3,255	3,280	2,399	1,215	10,149
	Owner Occupied				
Households with Children Present	360	1,030	1,160	1,065	3,615

***Source**: CHAS 2017-2021*

Describe the number and type of single person households in need of housing assistance.

According to the 2023 5-year ACS estimate (Table B11016), there were a total of 69,515 single-person households in Raleigh, accounting for 35% of households. Of the estimated 218,200 housing units in Raleigh, 38,342 units are studios or one-bedroom. This represents a shortage of 31,173 units compared to the number of single person households. The limited housing stock for single person households suggests that securing studio and one-bedroom is likely difficult for these households. This makes securing affordable housing difficult for low-income single person households who must compete in a competitive housing market.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

People living with disabilities face a disproportionate risk of experiencing homelessness. According to the U.S. Census Bureau, disability is defined as a lasting physical, mental, or emotional condition that makes it difficult for a person to do activities, to go outside the home alone, or to work. According to 2023 5-year ACS estimates, 78,668 (16.7%) residents live with a disability. The most common forms of disability among Raleigh residents are cognitive and ambulatory difficulties. . While the PIT report does not specifically count individuals with disabilities among the homeless population, it does include chronically homeless individuals. These individuals are categorized as homeless individuals with a disability who has been homeless for at least 12 months or have experienced homelessness on at least four separate occasions in the last three years. The 2023 PIT count reported 354 chronically homeless persons in the Raleigh/Wake County CoC, accounting for 38.6% of the homeless population. As an estimate, the PIT report likely undercounts the homeless population. Additional data from RHA indicates there are 2,179 disabled families (where at least one member has a disability) in RHA public housing programs.

According to the North Carolina State Bureau of Investigation, there were 135 victims of domestic

violence related homicides in North Carolina during 2023.[3] The occurrence of domestic violence related homicides increased by 17.4%, or 20 victims, between 2022 and 2023. There were 128 offenders linked to the cases in 2023, compared to 115 offenders in 2022. In 2023, 57% of domestic violence related homicide victims were female, and 75% of offenders were male. The report indicated that the victim/offender relationship was most commonly persons of opposite sex who live together or have lived together. InterAct is a nonprofit organization that serves Wake County with crisis intervention and safety planning, emergency shelter, individual and group counseling, personal and economic empowerment, court and hospital advocacy, sexual assault forensic examination, and community engagement. Ove the past year, InterAct assisted 7,165 primary and secondary survivors of domestic violence.[4]

The total domestic violence related homicide count is inflated by a few outlying counties, with the average homicide rate by county being only 1.42 victims. Among North Carolina counties, Wake County is ranked fifth (tied with Robeson County) for the highest occurrence of domestic violence related homicides. Within the past five years, 2021 and 2020 experienced the highest rates of domestic violence related homicide with 13 and nine victims respectively. The increase in homicides is likely a response to lock-down orders during the COVID-19 pandemic. In 2023, there were six victims in Wake County, representing a 50% (two victim) increase compared to 2022.

Domestic violence is a significant driver of homelessness for women and families. A lack of housing assistance services can increase risks for individuals, especially women, experiencing homelessness as it limits the resources available to help them leave violent environments.[5] InterAct is currently the only domestic violence shelter in Raleigh, NC, offering services such as emergency shelter counseling, economic empowerment, and more. The 2023 PIT count for the Raleigh/Wake County CoC reported 60 total victims of domestic violence amongst the homeless population. The report indicated the CoC is providing services for 19 victims with 18 having access to emergency housing and one in transitional housing. The sheltered population has increased since 2021 which reported 28 victims of domestic violence experiencing sheltered homelessness The 2023 report indicated 41 unsheltered victims of domestic violence. Data on the number of domestic violence victims in RHA public housing programs is kept confidential.

What are the most common housing problems?

Based on the 2017-2021 CHAS data provided by HUD, the most common housing problem is cost burden, while the second most common is overcrowding. A housing cost burden greater than 30% affects 27,740 households, while a cost burden of 50% or more impacts 24,100 households. Approximately 3,299 households in Raleigh experience some level of overcrowding.

Are any populations/household types more affected than others by these problems?

Extremely low-income households are impacted by the most common housing problem- cost burden. Among cost burdened households, 46.5% are severely cost burdened, spending more than 50% of their income on rent, mortgage payments, and other housing costs. Extremely low-income households

[3] North Carolina State Bureau of Investigation. *Report on Domestic Violence Related Homicides for Calendar Year 2023*; 2023-DV-Homicides-Report-21-March-2024.aspx
[4] InterAct; Our Reach • InterAct
[5] National Coalition for the Homeless. (n.d.). *Domestic violence and homelessness*. National Coalition for Homelessness. https://nationalhomeless.org/domestic-violence/

account for 72.2% of households experiencing severe cost burden. Cost burden greater than 30%, but less than 50%, is less concentrated among extremely low-income households and more commonly impacts very low-income households.

Renters are most significantly impacted by cost burden, accounting for 73.9% of all severely cost burdened households. Among renters, non-elderly, non-family households experience severe cost burdens most frequently, followed by small family households of two to four people. Owner-occupied households with this problem are most commonly elderly non-family households, closely followed by non-elderly, non-family households.

According to the National Low Income Housing Coalition's Out of Reach report (2024), the hourly wage necessary to afford a one-bedroom unit in the Raleigh metropolitan area is $28.19 and the annual income needed is $58,640. For a person earning minimum wage in the Raleigh area, they would need to work 3.9 full time jobs, which equates to working 156 hours per week, to earn enough to afford a one-bedroom unit.[6]

Low-income cost burdened households, especially renter households, are extremely impacted by this housing problem because they have limited funds for essential needs like food, healthcare, transportation and savings, which can lead to financial stress, poor health outcomes and reduced quality of life.

Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Households with an annual income of less than 30% of the AMI are considered at risk of homelessness. According to 2023 5-year ACS (Table S1701) estimates, 51,737 people, or 11% of the Raleigh population, live below the poverty level and make less than $15,650 annually. Poverty levels vary significantly by demographic characteristics such as age, race, ethnicity, and educational attainment. The breakdown of select demographics associated with living below the poverty level in Raleigh is as follows:

- 14.6% of children live below the poverty level
- 46.1% of young adults aged 18 to 24 not living with a family live below the poverty level
- 18.0% of adults 65 and older not living with a family live below the poverty level
- 16.3% of Black or African American individuals live below the poverty level
- 15.2% of Hispanic individuals live below the poverty level
- 23.3% of individuals with less than a high school diploma live below the poverty level
- 12.4% of individuals with a disability live below the poverty level

According to 2023 5-year ACS (Table S1702) estimates, 6.9% of Raleigh families live below the poverty level. Among these families, renter-occupied households experience poverty at a significantly higher rate compared to owner-occupied households, with 13.7% of renting families living in poverty compared to 3% of owner-occupied families.

[6] *Out of reach North Carolina.* (2024). National Low Income Housing Coalition. Retrieved March 2, 2025 https://nlihc.org/oor/state/nc

Additionally, mental health and substance use disorder are risk factors for homelessness which is often intertwined with poverty status. Economic instability imposes a psychological burden on individuals which can worsen physical and behavioral health conditions. According to the 2023 PIT report for the Raleigh/Wake County CoC, 234 individuals experiencing homelessness reported having a severe mental illness and 176 reported chronic substance use issues. The 2023 PIT report data is used as the basis for the annual estimate due to the greater confidence in PIT counts conducted in 2023.

Rates of homelessness are driven by market conditions, not individual behaviors. A 2020 report from the U.S. Government Accountability Office found that every $100 increase in a community's average monthly rent is associated with a 9% increase in homelessness.[7] Research shows that coastal cities like Seattle and Portland do not have higher rates of homelessness because they have higher rates of substance use or mental illness than the rest of the country, but because those cities have lower housing supply and higher housing costs.[8] Conversely, places with higher rates of substance use – such as West Virginia – have some of the lowest rates of homelessness in the country. Mental health and substance use are risk factors that may trigger any one person to fall into homelessness, but these issues are not the root cause of homelessness. While mental health, substance use disorder, and poverty are important risk factors to consider, housing market conditions remain the leading cause of homelessness.

During the consultation process for the Wake County Analysis of Impediments to Fair Housing, community members expressed that the biggest challenge for low-income households in finding and securing affordable housing is the cost of housing. Affordable housing for low-income residents was characterized as typically being in "unsafe" neighborhoods with substandard living conditions. Additional challenges to securing affordable housing included having a history of evictions, criminal history, late payment fees, security deposits, job loss, age discrimination, and limited transportation.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

Raleigh does not have specific estimates of the at-risk population beyond those available through the Census ACS data, and information provided by RHA.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

As described in the preceding sections, "at-risk" populations have been identified as households living in poverty, including seniors, individuals with disabilities, and families with children. According to research from the U.S. Department of Health and Human Services, housing characteristics that have been linked with instability and increased risk of homelessness include trouble paying rent, overcrowding, housing cost burden, housing tenure, and frequent moving

Additional non-housing characteristics such as unemployment, domestic violence, mental health issues,

[7] U.S. Government Accountability Office (2020). Homelessness: Better HUD Oversight of Data Collection Could Improve Estimates of Homeless Population. https://www.gao.gov/products/gao-20-433
[8] Gregg Colburn and Clayton Page Aldern (2022). *Homelessness is a Housing Problem*. University of California Press.

chronic substance use issues, criminal history, and disability status can also increase housing instability or risk of homelessness[9]. Additional analysis is provided in the NA-40 Homeless Needs Assessment.

Discussion

The key findings of this section include:

- The most prevalent housing problem facing households in Raleigh is housing cost burden, which disproportionately impacts renters.
- Approximately 51,840 (or 26.3%) households are cost burdened. Among these households, 53.5% are cost burdened while 46.5% are severely cost burdened.
- Renter-occupied households are more likely to experience housing problems compared to owner-occupied households.
- Small family households are more likely to be impacted by housing cost burden compared to large family households.
- Approximately 6.3% of families and 11% of people in Raleigh live below the federal poverty level.
- A housing cost burden greater than 30% affects 27,740 households, while a cost burden of 50% or more impacts 24,100 households.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

This section identifies any racial or ethnic group(s) that have disproportionately greater need in comparison to the jurisdiction as a whole.

Introduction

A key task of the Consolidated Plan is identification of racial or ethnic groups that experience a disproportionately greater extent of housing problems. A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level overall.

HUD identifies four housing problems:

1. Housing unit lacking complete kitchen facilities
2. Housing unit lacking complete plumbing facilities
3. Overcrowded with more than one person per room not including bathrooms, porches, foyers, halls, or half-rooms
4. Cost burdened, with household paying more than 30% of income toward housing costs (including utilities)

[9] U.S. Department of Health and Human Services. (n.d.). *Housing instability*. Office of Disease Prevention and Health Promotion. https://odphp.health.gov/healthypeople/priority-areas/social-determinants-health/literature-summaries/housing-instability#top

Housing problems are found throughout Raleigh in all income groups at or below the AMI. Raleigh has a total of 196,924 households and 53,810 of those households (27.3%) are at or below 100% AMI with one or more housing problems. This indicates a need for more decent and safe affordable housing throughout the City.

Table 12: Housing Problems

0-30% AMI

Racial/Ethnic makeup	Has one or more of four housing problems*	Household has no housing problems or cost burden not computed*	Percent of Households experiencing housing problems
Jurisdiction as a whole	20,385	3,960	83.7%
White	8,305	1,520	84.5%
Black / African American	8,680	1,865	82.3%
Asian	845	395	68.1%
American Indian, Alaska Native	105	70	60.0%
Pacific Islander	0	0	-
Hispanic	2,450	110	95.7%

***Source**: CHAS 2017-2021*

**The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

Table 13: Housing Problems

30-50% AMI

Racial/Ethnic makeup	Has one or more of four housing problems*	Household has no housing problems or cost burden not computed*	Percent of Households experiencing severe housing problems
Jurisdiction as a whole	18,970	5,319	78.1%
White	7,600	2,470	75.5%
Black / African American	7,780	1,725	81.9%
Asian	590	235	71.5%
American Indian, Alaska Native	25	69	26.6%
Pacific Islander	0	0	-
Hispanic	2,975	820	78.4%

***Source**: CHAS 2017-2021*
**The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

Table 14: Housing Problems

50-80% AMI

Racial/Ethnic makeup	Has one or more of four housing problems*	Household has no housing problems or cost burden not computed*	Percent of Households experiencing severe housing problems
Jurisdiction as a whole	11,990	19,560	38.0%
White	6,505	9,220	41.4%
Black / African American	4,150	7,335	36.1%
Asian	320	460	41.0%
American Indian, Alaska Native	0	115	0.0%
Pacific Islander	0	0	-
Hispanic	1,015	2,430	29.5%

***Source**: CHAS 2017-2021*
**The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

Table 15: Housing Problems

80-100% AMI

Racial/Ethnic makeup	Has one or more of four housing problems*	Household has no housing problems or cost burden not computed*	Percent of Households experiencing severe housing problems
Jurisdiction as a whole	2,465	18,455	11.8%
White	1,645	10,420	13.6%
Black / African American	450	6,110	6.9%
Asian	115	445	20.5%
American Indian, Alaska Native	25	20	55.6%
Pacific Islander	0	40	0.0%
Hispanic	230	1,420	13.9%

***Source**: CHAS 2017-2021*
**The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

Discussion

The income categories in which certain racial or ethnic groups face a disproportionately greater need in combatting housing problems are as follows:

0-30% AMI
According to 2017-2021 CHAS data, there were a total of 24,345 households within the extremely low-income category in Raleigh. Of these households, 20,385 (83.7%) experienced one or more of the four housing problems. Extremely low-income households made up the greatest share of households experiencing at least one housing problem. Within the racial and ethnic groups, Hispanic households faced disproportionately greater need with 95.7% of households experiencing one or more of the four housing problems. Hispanic households experienced housing problems at a rate 12 percentage points higher than the jurisdiction as a whole.

30-50% AMI
There was a total of 24,289 households in Raleigh categorized as very low-income. Among these households, 18,970 (78.1%) experienced at least one of the four housing problems. The percentage of very low-income Black/African American households experiencing at least one housing problem was the highest at 81.9%; however, this rate does not demonstrate disproportionately greater need compared to the overall jurisdiction.

50-80% AMI
A total of 31,550 households in Raleigh were categorized as low income. Among these households, 11,990 (38%) experienced one or more of the four housing problems. Within the racial and ethnic groups, White low-income households faced the greatest need, with 41.4% experiencing at least one housing problem; however, there was no disproportionate need among racial and ethnic groups.

80-100% AMI
There was a total of 20,920 moderate income households in Raleigh. Among these households, 2,465 (11.8%) reported experiencing at least one of the four housing problems. Within the racial and ethnic groups, American Indian or Alaska Native households experienced disproportionately greater need with 55.6% of households experiencing at least one housing problem.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

This section identifies any racial or ethnic group(s) that has a disproportionately greater need in comparison to the jurisdiction as a whole.

Introduction

A disproportionately greater need exists when households in a given racial or ethnic group at a given income level experience severe housing problems at a greater rate (10 percentage points or more) than the households in that income level as a whole.

HUD identifies four severe housing problems:

1. Housing unit lacking complete kitchen facilities
2. Housing unit lacking complete plumbing facilities
3. Overcrowded with more than 1.5 persons per room not including bathrooms, porches, foyers, halls, or half-rooms
4. Cost burdened, with household paying more than 50% of income toward housing costs (including utilities)

Severe housing problems are also found throughout Raleigh in all income groups at or below the AMI. Raleigh has a total of 196,924 households and 26,660 of those households (13.5%) are at or below 100% AMI with one or more severe housing problems.

Table 16: Severe Housing Problems

0-30% AMI

Racial/Ethnic makeup	Households experiencing severe housing problems	Household has no severe housing problems or cost burden not computed*	Percent of Households experiencing severe housing problems
Jurisdiction as a whole	17,870	6,480	73.4%
White	7,380	2,450	75.1%
Black / African American	7,650	2,895	72.5%
Asian	780	460	62.9%
American Indian, Alaska Native	70	105	40.0%
Pacific Islander	0	0	-
Hispanic	1,990	570	77.7%

***Source**: CHAS 2017-2021*

**The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden greater than 50%*

Table 17: Severe Housing Problems

30-50% AMI

Racial/Ethnic makeup	Households experiencing severe housing problems	Household has no severe housing problems or cost burden not computed*	Percent of Households experiencing severe housing problems
Jurisdiction as a whole	6,350	17,939	26.1%
White	2,995	7,080	29.7%
Black / African American	2,185	7,320	23.0%
Asian	200	620	24.4%
American Indian, Alaska Native	0	94	0.0%
Pacific Islander	0	0	-
Hispanic	970	2,825	25.6%

***Source**: CHAS 2017-2021*

**The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden greater than 50%*

Table 18: Severe Housing Problems

50-80% AMI

Racial/Ethnic makeup	Households experiencing severe housing problems	Household has no severe housing problems or cost burden not computed*	Percent of Households experiencing severe housing problems
Jurisdiction as a whole	1,880	29,670	6.0%
White	840	14,885	5.3%
Black / African American	565	10,910	4.9%
Asian	70	715	8.9%
American Indian, Alaska Native	0	115	0.0%
Pacific Islander	0	0	-
Hispanic	405	3,045	11.7%

***Source**: CHAS 2017-2021*

**The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden greater than 50%*

Table 19: Severe Housing Problems

80-100% AMI

Racial/Ethnic makeup	Households experiencing severe housing problems	Household has no severe housing problems or cost burden not computed*	Percent of Households experiencing severe housing problems
Jurisdiction as a whole	560	20,370	2.7%
White	185	11,875	1.5%
Black / African American	220	6,345	3.4%
Asian	30	535	5.3%
American Indian, Alaska Native	0	45	0.0%
Pacific Islander	0	40	0.0%
Hispanic	125	1,530	7.6%

Source: CHAS 2017-2021

**The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden greater than 50%*

Discussion

The income categories in which certain racial or ethnic groups face a disproportionately greater need in combatting severe housing problems are as follows:

0-30% AMI

According to 2017-2021 CHAS data, there were approximately 24,350 households within the extremely low-income category in Raleigh. Of these households, 17,870 (73.4%) experienced one or more of the four severe housing problems. Among racial and ethnic groups, there is no disproportionately greater need with respect to severe housing problems.

30-50% AMI

There was a total of 24,289 households in Raleigh categorized as very low-income. Among these households, 6,350 (26.1%) experienced at least one of the four severe housing problems. Among racial and ethnic groups, there is no disproportionately greater need with respect to severe housing problems.

50-80% AMI

A total of 31,550 households in Raleigh were categorized as low income. Of these households, 1,880 (5.6%) experienced one or more of the four severe housing problems. There is no disproportionately greater need among the racial and ethnic groups; however, Hispanic households had the highest percentage, with 11.7% facing at least one severe housing problem.

80-100% AMI

There was a total of 20,930 moderate income households in Raleigh. Among these households, 560 (2.7%) reported experiencing at least one of the four housing problems. There is no disproportionately

greater need among the racial and ethnic groups; however, Hispanic households had the highest percentage, with 7.6% experiencing at least one severe housing problem.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

This section assesses the need of any racial or ethnic group that has disproportionately greater need in comparison to the jurisdiction as a whole.

Introduction

A household is considered cost burdened when its housing costs (including utility costs) exceed more than 30% of the monthly gross household income. A household is considered severely cost burdened when its housing costs exceed 50% of its monthly gross household income. Of Raleigh's 196,924 households, 55,950 (28.4%) are cost burdened or severely cost burdened.

Housing Cost Burden

Table 20: Greater Need - Housing Cost Burdens AMI

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)	Cost Burdened	Severely Cost Burdened
Jurisdiction as a whole	129,300	30,700	25,250	1,970	16.4%	13.5%
White	81,575	14,160	11,370	765	13.1%	10.5%
Black / African American	29,355	11,060	9,385	720	21.9%	18.6%
Asian	5,330	895	940	310	12.0%	12.6%
American Indian, Alaska Native	355	85	70	0	16.7%	13.7%
Pacific Islander	100	0	0	0	0.0%	0.0%
Hispanic	9,255	3,690	2,305	90	24.1%	15.0%

Source: CHAS 2017-2021

Discussion

All the racial and ethnic groups represented in the data have similar rates of cost burden compared to the jurisdiction as a whole. Among households experiencing cost burden, Hispanic households exhibit the greatest need, with 24.1% of households affected. Hispanic households experience cost burden at a rate 7.7% points higher than the overall jurisdiction.

Additionally, Black/African American households experience housing cost burden at a rate 5.5 percentage points higher than the jurisdiction as a whole. Hispanic and Black/African American households also face the greatest need regarding severe cost burdens. Severe cost burden affects 15% of Hispanic households and 18.6% of Black/African American households, compared to 13.5% of households in the jurisdiction overall.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Yes. Please refer to the discussions on specific needs by income presented in the previous sections. Disproportionately greater need across racial and ethnic groups was only demonstrated with regard to housing problems. In summary, the following disproportionately greater needs exist:

Housing Problems:

- 0-30% AMI
    - Low-income Hispanic households experienced one or more housing problems at a rate 12 percentage points higher than the overall jurisdiction, demonstrating a disproportionately greater need.
- 80-100% AMI
    - Moderate-income American Indian or Alaska Native households experienced one or more housing problems at a rate 43.8 percentage points higher than the jurisdiction, demonstrating a disproportionately greater need.

No racial or ethnic groups had a disproportionately greater need with respect to severe housing problems or housing cost burdens.

If they have needs not identified above, what are those needs?

Table 20 indicates that there is no disproportionately greater need regarding cost burden across racial and ethnic groups. This suggests that the racial and ethnic groups exhibiting disproportionately greater need for at least one housing problem are likely experiencing issues with overcrowding, lack of kitchen facilities, or lack of plumbing facilities.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

There are four census tracts within Raleigh where the total non-White population is greater than 50% and the poverty rate is 40% or higher. These areas are known as Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs). The R/ECAP census tracts are 508, 520.01, 524.08, and 524.09.[10]

[10] Department of Housing and Urban Development. (2020). *Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) 2020*. HUD User. Retrieved March 3, 2025 https://hudgis-hud.opendata.arcgis.com/datasets/HUD::racially-or-ethnically-concentrated-areas-of-poverty-r-ecaps-2020/explore?filters=eyJDT1VOVFlfTkFNRSI6WyJXYWtlIl0sIlNUQVRFX05BTUUiOlsiTm9ydGggQ2Fyb2xpbmEiXX0%3D&location=35.756809%2C-78.636586%2C11.55

NA-35 Public Housing – 91.205(b)

Introduction

The Raleigh Housing Authority (RHA) is a high-performing public housing authority that provides affordable housing services for the City of Raleigh and Wake County. RHA owns and manages 1,074 public housing units and 43 units available through HUD's moderate rehabilitation (Mod Rehab) program. RHA's public housing inventory includes both accessible homes and homes with modifications for persons who require specific features to accommodate disability and age-related needs. This includes one-story, flat-level homes for those with mobility issues who are unable to climb stairs. To the extent feasible as a housing provider, RHA works with residents to accommodate those in need of other services such as childcare, employment, in-home health care, and transportation. In addition to public housing units, RHA administers 4,225 Housing Choice (Section 8) Vouchers. As of December 2024, both the public housing and Section 8 programs have a waiting list. The average occupancy rate for public housing is 99% and the voucher program is 100% utilized.

Totals in Use

Table 21: Program Type

	Certificate	Mod-Rehab	Public Housing	Section 8 Vouchers				
				Total	Project Based Vouchers	Tenant Based Vouchers	Special Purpose	
							VASH	Family Unification
Total Units/Vouchers in Use	N/A	43	1,074	4,225	235	3,990	N/A	N/A

Source: *Raleigh Housing Authority*

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Characteristics of Residents

Table 22: Characteristics of Public Housing Residents by Program Type

	Certificate	Mod-Rehab	Public Housing	Section 8 Vouchers				
				Total	Project Based Vouchers	Tenant Based Vouchers	Special Purpose	
							VASH	Family Unification
Average Annual Income	N/A	$17,473	$23,096	$17,804	$19,268	$17,720	N/A	N/A
Average Length of Stay	N/A	5.9 Years	8.1 Years	6.8 Years	4.9 Years	6.9 Years	N/A	N/A
Average Household Size	N/A	1	2	2.1	2.6	2.1	N/A	N/A
# Homeless at Admission	N/A	0	47	223	0	223	N/A	N/A
# of Elderly Program Participants (>62)	N/A	42	491	1,656	58	1,598	N/A	N/A

# of Disabled Families	N/A	35	370	1,774	41	1,733	N/A	N/A
# of Families Requesting Accessibility Features	N/A	0	246	568	203	365	N/A	N/A
# of HIV/AIDS Program Participants	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of DV Victims	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Source: *Raleigh Housing Authority*

Table 23: Breakdown by Race

	Certificate	Mod-Rehab	Public Housing	Section 8 Vouchers				
				Total	Project Based Vouchers	Tenant Based Vouchers	Special Purpose	
							VASH	Family Unification
White	N/A	23	141	1,094	28	1,066	N/A	N/A
Black/African American	N/A	18	1,897	7,672	548	7,124	N/A	N/A
Asian	N/A	0	14	47	5	42	N/A	N/A
American Indian, Alaska Native	N/A	0	14	32	4	28	N/A	N/A
Pacific Islander	N/A	1	1	11	1	10	N/A	N/A
Other	N/A	0	99	161	15	146	N/A	N/A

Source: *Raleigh Housing Authority*

Table 24: Breakdown by Race

	Certificate	Mod-Rehab	Public Housing	Section 8 Vouchers				
				Total	Project Based Vouchers	Tenant Based Vouchers	Special Purpose	
							VASH	Family Unification
Hispanic	N/A	1	81	416	26	390	N/A	N/A
Non-Hispanic	N/A	41	2,085	8,601	575	8,026	N/A	N/A

Source: *Raleigh Housing Authority*

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

RHA categorizes applicants who need accessible units by mobility, visual, and hearing accessibility needs. Approximately 11.5% of applicants indicate that they require these specifications. Mobility accessibility needs make up the most accessible unit requests. Applicants and tenants can request reasonable accommodations/modifications for individual needs as well. RHA receives approximately 115

reasonable accommodations/ modification requests a year. The primary requests RHA receives for physical modification requests include walkway ramps, stairwell railings, handheld shower heads, grab bars, flat level units, changing fixture heights, and roll-in showers.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders.

RHA currently has 7,807 applications for public housing (2,570), housing choice vouchers (3,432), and project-based vouchers (1,805). (Note that families are allowed to sit on multiple waiting lists simultaneously and therefore families may be included in this number up to three times each based on how many waiting lists they applied to.) Approximately 50% of applications are comprised of families with children while 11.4% of applications are for elderly families. The most requested units are one- and two-bedrooms while three or more bedrooms are not as frequently requested.

How do these needs compare to the housing needs of the population at large?

RHA serves 11,164 individuals across 5,235 households. RHA public housing residents report an average household income of $19,458 per year, significantly lower than the $116,724 average household income among the overall population. RHA public housing residents have different housing needs compared to the general population as low-income households face additional challenges beyond securing affordable housing. According to community members at the Wake County Analysis of Impediment to Fair Housing Stakeholder Meeting, low-income residents would benefit most from services that support their additional needs such as childcare, utility assistance, food assistance, debt management, advocacy, counseling, and other services that support upward mobility.

Among RHA public housing residents, 21% live with a disability, compared to 16.7% of the overall Raleigh population (see Table 29). Additionally, 814 families (15.5%) requested accessibility features. This indicates that RHA public housing residents have a greater need for accessible homes and other related accommodations. In addition, most households participating in RHA programs have an elderly household member or child, accounting for 72.9% of households receiving Section 8 and 77.4%of households living in public housing.

Black/African American individuals make up the largest portion of public housing residents at 85.4%. Accounting for only 26.1% of Raleigh's overall population, Black/African American individuals are disproportionately represented in RHA public housing. The need for housing and non-housing supportive services may be greatest in R/ECAP census tracts.

The City's 2030 Comprehensive Plan survey identified a lack of housing at different price points, with housing options for individuals earning less than 30% AMI needed. Additional housing located near employment centers is also a top need for City residents.

Discussion

Many of the needs of public housing residents and Housing Choice vouchers holders are similar to low-income residents not receiving RHA's support such as housing stability, access to transportation, and employment. According to RHA's waiting list, the greatest need is for one- and two-bedroom units. There is also a need for units accessible for individuals with disabilities. Resident comments from the Consolidated Plan public hearing held in December 2024 suggest a community-wide need for additional family housing, housing for youth exiting the foster system, and homeownership opportunities with

more dense and affordable multifamily units. Residents also expressed need for improved anti-poverty programs that support low-income residents.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction

This section uses data from the Raleigh/Wake County CoC 2023 Point in Time (PIT) count report as the basis for the annual estimate below due to the greater confidence in PIT counts conducted in 2023 compared to the most recent 2024 PIT count. According to the 2023 PIT report conducted on January 25, 2023, a total of 916 people were homeless on a given night. There were 683 households reported in the PIT count. This includes households with children, households without children, and households that are made up of only children. The specific demographics of those persons who were homeless on the night of the point in time count are discussed in detail below.

Table 25: Homeless Needs Assessment

	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	36	239	-	-	219	-
Persons in Households with Only Children	3	10	-	-	13	-
Persons in Households with Only Adults	424	204	529	-	175	62
Chronically Homeless Individuals	286	68	-	-	142	-
Chronically Homeless Families	3	4	-	-	118	-
Veterans	21	14	-	-	30	-
Persons with HIV	8	2	-	-	41	-

Source: *HUD 2023 CoC Homeless Populations and Subpopulations Report – NC-507: Raleigh/Wake County; Raleigh/Wake County Continuum of Care*

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

According to 2023 data from the Raleigh/Wake County CoC, 593 people in households with only adults experience homelessness for an estimated 62 days each year.

Nature and Extent of Homelessness: (Optional)

Table 26: Homeless Needs Assessment		
	Unsheltered	Sheltered
White	147	87
Black/African American	269	345
Asian	4	2
American Indian or Alaska Native	4	3
Pacific Islander	15	1
Ethnicity:	Unsheltered	Sheltered
Hispanic	37	23

Source: *Raleigh/Wake County Continuum of Care*

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to 2023 PIT count data from the Raleigh/Wake County CoC, there are an estimated 275 individuals across 78 households in need of housing assistance for families with children. There are an estimated 36 veterans across 32 veteran households in need of housing assistance for veteran families. According to the 2021 PIT count for the Raleigh/Wake County CoC, there were an estimated 531 homeless people in families and 16 homeless veterans.[11]

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Racial Demographics

Among the 453 people experiencing sheltered homelessness who provided information about their race, the extent of homelessness by racial group is as follows:

- 19.2% were White
- 76.2% were Black
- 0.4% were Asian
- 0.6% were American Indian or Alaska Native
- 0.2% were Pacific Islander

Among the 463 people experiencing unsheltered homelessness who provided information about their race, the extent of homelessness by racial group is as follows:

- 31.7% were White
- 58.1% were Black
- 0.9% were Asian
- 0.9% were American Indian or Alaska Native
- 0.2% were Pacific Islander

[11] HUD, 2007-2023-PIT-Counts-by-CoC. Point-in-Time Count and Housing Inventory Count - HUD Exchange

Ethnicity

Of the 453 sheltered during the night of the 2023 PIT Count who provided information about their ethnicity, 5.1% were Hispanic and 94.9% were non-Hispanic. Of the 463 persons who were unsheltered and provided ethnic data, 8% were Hispanic and 92% were non-Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness

Unsheltered Persons – 2023 Point in Time Count:

- 463 people were unsheltered
- 36 people were represented in families with children
- 286 chronically homeless individuals, 11 of whom reported being in households with children
- 21 people were veterans
- Eight people reported being HIV positive or having AIDS
- 41 people reported being a survivor of domestic violence
- 182 people reported having a serious mental illness
- 161 people reported having a substance use disorder

Sheltered Persons – 2023 Point in Time Count:

- 453 people were sheltered
- 239 people were represented in families with children
- 68 people were chronically homeless individuals, 13 of whom reported being in households with at least one adult and one child
- 14 persons were veterans
- Two people reported being HIV positive or having AIDS
- 19 people were survivors of domestic violence
- 52 people reported having a serious mental illness
- 15 people reported having a substance use disorder

Discussion:

Comparing the 2021 and 2023 PIT Counts, the homeless population has remained relatively steady in the Raleigh/Wake County CoC, with the sheltered population increasing by only 14 individuals and the unsheltered population decreasing by 10 individuals since 2021. The number of chronically homeless individuals in the CoC increased by 252 individuals, representing a 247% increase since 2021.

According to the 2023 PIT Count, 50.5% of people experiencing homelessness in the Raleigh/Wake County CoC are experiencing unsheltered homelessness. Black/African American individuals comprised 58% of the unsheltered homeless population and 76% of the sheltered population. In 2021, Black/African American individuals comprised 78.5% of the total homeless population in the CoC The respective share of Black/African American individuals among the sheltered and unsheltered population are disproportionately greater than the share of Black/African American individuals in the overall Raleigh population (26.1%). The inflated share of Black/African American individuals in the homeless population over time could indicate a lack of accessible shelters and services in R/ECAP census tracts.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b, d)

Introduction

Non-Homeless Special Needs populations often require supportive housing or ongoing case management services. Successfully meeting the needs of these populations requires partnerships between housing providers and supportive service agencies. Many agencies in Raleigh and Wake County assist people with special needs. Programs are administered through Wake County Human Services as well as private providers. Consultations with these agencies helped determine the needs of special needs populations in Raleigh and Wake County. The City of Raleigh does not receive HOPWA funds; however, Wake County does.

Table 27: HOPWA Table

	Unsheltered
Current HOPWA Formula Use	
Cumulative cases of AIDS reported	
Area incidence of AIDS	
Rate per population	
Number of new cases prior year (3 years of data	
Rate per population (3 years of data)	
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	
Area Prevalence (PLWH per population)	
Number of new HIV cases reported last year	

Describe the characteristics of special needs populations in your community

In Raleigh, non-homeless special needs populations include:

- Elderly people
- Young adults who have aged out of foster care
- People with disabilities such as physical, mental, intellectual, and developmental
- Veterans
- Victims of Domestic Violence
- People with HIV/AIDS

Furthermore, "special needs" as pertains to housing may include non-disability special needs, such as involuntary displacement from housing due to government action, loss of housing assistance, or natural disasters.

Seniors and Elderly

HUD defines elderly as age 62 and older, while the U.S. Census commonly defines elderly as age 65 and

older. Raleigh has a population of 67,644 individuals aged 62 and older. The 2023 population represents a 77% increase compared to 2010. Among the 65 and older population, approximately 18.1% have incomes below the poverty level. Approximately 30% of the population over 62 years of age reported having a disability.

Table 28: Profile of Residents 62+

2010 Population	2023 Population	Percent Change (2010-2023)	% with a Disability	% Poverty (65 and older)
38,218	67,644	77.0%	30.0%	18.1%

Data Sources: *2006-2010 and 2019-2023 ACS*

According to the City's Housing Element, senior households face unique housing challenges. Those who receive fixed retirement incomes may not receive enough to cover the cost of utilities, repairs, and housing insurance. Further seniors who are no longer able to drive may need alternative forms of transportation, such as public transit, ride sharing, and safe walking routes.

Persons with Disabilities

According to 2019-2023 5-year ACS estimates, disabled persons make up approximately 16.7% all persons in the City. Among the population of individuals living with a disability, cognitive difficulty and ambulatory difficulty were the most common, accounting for a combined 48.8% of individuals living with a disability. RHA owns and operates nine accessible public housing units. According to the City's Housing Element, persons with disabilities may require unique housing accommodations, such as wheelchair ramps, elevators, modified fixtures and appliances. Additionally, persons with disabilities who receive social security income as their primary source of income may have trouble paying for market-rate housing.

Table 29: Disability Type

	Number	Percent
Hearing Difficulty	10,067	2.1%
Vision Difficulty	7,699	1.6%
Cognitive Difficulty	19,101	4.1%
Ambulatory Difficulty	19,308	4.1%
Self-Care Difficulty	7,760	1.7%
Independent Living Difficulty	14,733	3.1%
Total Living with a Disability	78,668	16.7%

Data Source: *2023 5-Year ACS*

Young Adults Aged Out of Foster Care

The shortage of affordable housing has a huge impact on youth transitioning out of foster care, as they don't have the support most emerging adults would have and are more likely to experience homelessness. This population is also in need of supportive services, including mental health care and vocational and job training and placement.

Victims of Domestic Violence

According to North Carolina's State Bureau of Investigation's Report on Domestic Violence Related Homicides for Calendar Year 2023, there were 135 victims of domestic violence related homicide in 2023, which represents an increase of 17.4% from the previous year. Six of these homicides were in Wake County. Many victims do not contact police or reach out for help because they may try to protect the abuser, fear the abuser's response, or consider the incident a private matter. The needs of victims fleeing domestic violence can range from shelter, transitional, and long-term housing options to medical needs and other social services. This also includes services for families with children.

Veterans

According to 2019-2023 5-year ACS estimates, veterans make up approximately 3.8% of Raleigh's overall population. Veterans need affordable housing, including shelter as well as transitional and permanent housing options. Veterans often are also in need of support services including like health care, mental health care, and job training and placement.

Table 30: Veterans

	Number	Percent
Veterans	18,040	3.8%

Source: 2019-2023 5-Year ACS

What are the housing and supportive service needs of these populations and how are these needs determined?

There is a need for handicapped units in properties for residents below the age of 55, assistance for water bills, access to transportation, childcare, and budgeting classes. Supportive service needs include housing, case management, and medical care. Needs are determined by the social work assessments and from input received from community meetings

In addition to the data mentioned above, based upon stakeholder and community input, priority needs include:

Major issues in securing safe and affordable housing

- Lack of housing options for those earning 30% or less of AMI
- Lack of handicap accessible housing stock which limits housing choice for those with special needs
- Affordable housing is located far from employment and retail centers, resulting in long commutes
- Insufficient housing availability across diverse price points
- High cost of home ownership, particularly regarding taxes, repairs, and utilities
- Shortage of housing for people earning 60-80% of AMI
- Lack of diverse housing types
- Application criteria (e.g., required income of 2-3x the monthly rent, criminal background, eviction history)

Service Needs

- In-home supportive services for seniors and individuals with disabilities, including caregiving, live-in aides, and food delivery
- Centralized resource database for improved service navigation
- Eviction diversion program
- Childcare
- Transportation assistance
- Mental health and substance abuse services
- Debt management or credit counseling
- Advocacy (e.g., landlord-tenant mediation)
- Homeownership programs

Housing Needs

- Affordable rental housing
- Senior housing
- Emergency shelter
- Permanent supportive housing
- Youth-specific transitional housing and aged out foster youth housing
- Home rehabilitation programs for seniors and disabled persons
- Tenant-Based Rental Assistance
- Shelters for couples

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area

According to the HIV surveillance data in the table above, there are 3,384 persons living with HIV/AIDS. There were 97 new cases reported last year. This number is not in included in the pre-populated table above but can found in the Report widget of Community Planning and Development (CPD) Maps. Characteristics of this population are:

- Increasing number of people over 54 since 2010 (Wake County Human Services HIV Clinic, 2014);
- Decrease, then an increase in number of youth under 25 since 2010 (Wake County Human Services HIV Clinic, 2014);
- Young single males;
- Young females with children; and
- Mostly without college degrees.

Discussion

Case management is a consistent need among special needs populations and is a crucial element of Supportive Housing. Without this support, housing stability is threatened, exacerbating their already fragile situations.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City's needs for public facilities are guided by the Capital Improvement Program (CIP), a five-year plan approved by the City Council that allocates limited financial resources to high priority needs. When identifying new projects, staff look to the long-term priorities and direction set by City Council through strategic planning, as well as the City's Comprehensive Plan. In addition, long-term studies and citizen input also lead to additional requests. Staff submits formal requests through the annual budget process. Staff analyze and discuss these requests, then prioritize the requests based on consistency with Council goals, documented need, and cost.

The most recent CIP for 2020-2024 is organized into eight sections called "elements" based on similar purpose and dedicated revenue sources. The eight CIP elements are as follows:

The **housing element** provides capacity for the production and preservation of 5,700 affordable housing units over a period of ten years. Programs that contribute to this goal include:

- Providing gap financing for developers to produce or preserve affordable rental housing;
- Providing assistance to income-qualifying first time home buyers;
- Offering a limited repair program and a substantial rehabilitation program for income-qualifying homeowners; and
- Facilitating the construction of new affordable housing on City-owned property

The **transportation element** includes major street construction, street improvements, pedestrian and bicycle projects, downtown parking improvement, and general transit projects.

The **parks, recreation and cultural resources element** includes guiding documents for on-going park and greenway maintenance and development as well as land acquisition to address growth needs.

The **public utilities element** includes projects which support the Public Utilities Department in their work to treat and distribute drinking water, collect and treat wastewater, distribute reuse water, and protect watersheds in Raleigh.

The **stormwater element** provides financial support for the programs services areas, which include lake preservation, water quality improvement, stream restoration, stormwater system repairs, drainage assistance, flood mitigation, watershed planning, stormwater control measures (SCM) and dam repairs, neighborhood drainage improvements, and street drainage system improvements.

The **convention and performing arts complex element** funds maintenance, renovations, and improvements at three downtown facilities: Raleigh Convention Center, Performing Arts Center, and the downtown amphitheater. This element also includes the Walnut Creek Amphitheater in southeast Raleigh.

The **general public improvements element** funds maintenance and construction of general government and public safety facilities and infrastructure. This element also includes selected economic development projects and other city needs.

The **technology element** funds the City's major technology infrastructure and major business systems projects. Funds aim to enhance existing systems and invest in new systems to improve City operations.

How were these needs determined?

As noted above, the City's needs for public facilities are guided by the Capital Improvement Program (CIP). When identifying new projects, staff look to the long-term priorities and direction set by City Council through strategic planning, as well as the City's Comprehensive Plan. In addition, long-term studies and citizen input also lead to additional requests. Staff submits formal requests through the annual budget process. Staff analyze and discuss these requests, then prioritize the requests based on consistency with Council goals, documented need, and cost.

Once adopted by City Council, the CIP functions as a policy document and provides direction for the timing, location, character, and funding of future capital projects. The CIP represents city administration's and City Council's best judgment at that time. Future needs and financial constraints may result in programmatic changes over the five-year period. Policies and priorities established in the CIP guide subsequent decisions made by city administration and the various boards and commissions appointed by City Council.

Describe the jurisdiction's need for Public Improvements:

Please see above for a description of stormwater and transportation elements.

In addition to the transportation elements, Raleigh has seen a need to update existing zoning to encourage affordable housing and employment uses through the adoption of a Transit Overlay District. These districts require high-quality public spaces with comfortable to walk to and from the bus service. In addition, the Equitable Development around Transit (EDAT) plan considers future growth around transit and ensures that the benefits created by transit investment are shared broadly. There are four corridors in Raleigh where bus rapid transit service will become a reality. The City of Raleigh sees a need to preserve affordable housing around these stations and transit corridors.

How were these needs determined?

City management and staff from multiple departments reviewed and analyzed the business cases supporting these projects and consider them ready to move forward. In many situations, however, the city has identified a future need, but has not yet completed an analysis, considered options, or designed a specific facility. These needs include a variety of projects, such as new buildings, building rehabilitations, software systems, and other infrastructure needed in the future, often beyond the CIP's five-year timeframe.

Describe the jurisdiction's need for Public Services:

The City of Raleigh uses a Request for Proposal (RFP) process to identify the needs for public services. The RFP process is connected to two programs called the Community Enhancement Grant and the Human Services Agency Grant. RFP responses allow City staff to understand and address the City's public service needs. In addition, the City funds other public services not included in the RFP process, such as programs available through the Parks, Recreation, and Cultural Resources Department and the Raleigh Police Department's Alternative Response Pilot.

How were these needs determined?

The needs are determined through consultation with Wake County Housing Department, staff research, and public input, including social service providers.

Market Analysis

MA-05 Overview

Housing Market Analysis Overview

The Market Analysis offers a comprehensive overview of the environment in which the City of Raleigh will manage its CDBG programs through the duration of the Consolidated Plan. The Market Analysis includes the following sections:

- Number of Housing Units, Cost of Housing, Condition of Housing
- Public and Assisted Housing
- Homeless Facilities and Services
- Special Needs Facilities and Services
- Barriers to Affordable Housing
- Non-Housing Community Development Assets
- Needs and Market Analysis Discussion
- Broadband Needs
- Hazard Mitigation

The Market Analysis is the basis for the Strategic Plan section and the programs and projects to be administered over the next five years. Housing data included in this portion of the plan has been collected from American Community Survey data (2019-2023, 5-Year estimates), HUD, CHAS 2017-2021 data, RHA, and through consultation with social service agencies and other entities with whom the City partners.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Raleigh's housing market reflects the city's rapid growth. Single-family detached properties are the primary housing type, making up 43.8% of Raleigh's housing stock. Multifamily buildings consisting of two or more units made up a significant portion of Raleigh's housing stock, representing 40.5% of the total. Raleigh's housing stock is relatively young with more than 40% of both owner-occupied and renter-occupied units constructed after 2000.

Of the 196,924 households in Raleigh, 51.2% of households are owner-occupied, and 48.8% are renter-occupied. Units with three or more bedrooms made up the majority of Raleigh's owner-occupied housing stock at 85.5%. Among renter-occupied households, two-bedroom units were the most common, making up 41.9% of housing stock.

All residential properties by number of units

Table 31: Residential Properties by Unit Number		
Property Type	**Number**	**% of Total Units**
1-unit, detached structure	95,586	43.8%
1-unit, attached structure	31,409	14.4%
2-4 units	12,422	5.7%
5-19 units	38,701	17.7%
20 or more units	37,261	17.1%
Mobile home, boat, RV, van, etc.	2,821	1.3%
Total	**218,200**	100.0%

Data Source: *2023 5-Year ACS*

Unit Size by Tenure

Table 32: Unit Size by Tenure				
Number of Bedrooms	**Owners**		**Renters**	
	Number	**Percentage**	**Number**	**Percentage**
No bedroom	126	0.1%	4,992	5.2%
1 bedroom	795	0.8%	25,640	26.7%
2 bedrooms	13,691	13.6%	40,193	41.9%
3 or more bedrooms	86,283	85.5%	25,204	26.2%
Total	**100,895**	100.0%	**96,029**	100.0%

Data Source: *2023 5-Year ACS*

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City uses its federal and local funds in conjunction with state funds – primarily the Low-Income Housing Tax Credit (LIHTC) Program – to create and preserve housing affordable to homeowners with incomes at or below 80% of AMI and for renters primarily with incomes below 60% of AMI, although some may be up to 80% of AMI. As of January 31, 2023, the City has created and preserved 3,848 affordable housing units since 2016 and holds an additional 2,475 units in the development pipeline. Affordable development efforts primarily serve LMI individuals and households.

In 2016, the City created a Neighborhood Revitalization Strategy Area (NRSA) encompassing the College Park and East College Park neighborhoods and the former Washington Terrace Apartments. The City's NRSA allows for up to 40% of housing units within the designated area to be made available to households with incomes greater than 80% of AMI resulting in the creation of mixed income neighborhoods and a reduced concentration of low-income households.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

RHA is proceeding to redevelop the 122-apartment unit Heritage Park into a mixed-use, mixed-income center with more than 750 residential units to better serve LMI families. The existing buildings are set for demolition/disposition and will temporarily experience a loss of units during the construction

process. RHA has applied to receive Tenant Protection Vouchers to offset the loss of these physical buildings.

Over the next five years, the City will work with developers to make additional investments in projects that preserve affordable housing units that may be at risk of being lost. The City partnered with Wake County, Truist Bank, Wells-Fargo Bank, First Horizon Bank, and Self-Help Ventures Fund to create the Wake Affordable Housing Preservation Fund (WAHPF) in 2022. The WAHPF is a loan fund capitalized with 61.6-million dollars and provides financing for nonprofit and for-profit developers to acquire, refinance, rehabilitate, and preserve existing affordable multifamily rental housing across Wake County. The City also provides gap-financing to developers for the acquisition and rehabilitation of small-scale rental housing properties and large multi-family apartment communities.

Does the availability of housing units meet the needs of the population?

As noted in the Needs Assessment, 49,680 Raleigh households with incomes less than 80% of AMI are cost burdened. Households with incomes less than 80% AMI make up 95% of all cost burdened households and 25.2% of all households in Raleigh. This indicates that the supply of existing affordable housing is insufficient to meet the needs of low-income households.

According to the National Low Income Housing Coalition's *The Gap: A Shortage of Affordable Homes* (March 2024), the Raleigh-Cary metropolitan area has only 37 affordable and available rental homes per 100 extremely low-income renter households. The study noted a deficit of 23,357 homes for extremely low-income households (earning below 30% AMI) and a deficit of 18,385 homes for households earning between 30-50% AMI in the Raleigh area. Compared to other metropolitan areas in the country in this study, the Raleigh area has some of the least severe shortages of rental homes affordable and available to extremely low-income renters. While it is less severe, the Raleigh area still only has about one-third of the supply of affordable and available homes needed for extremely low-income renters.

Additionally, comments from stakeholder engagement indicated that community members view high housing prices and shortage of affordable housing stock as major challenges for low-income households when it comes to finding and securing affordable housing. According to data from Raleigh's Housing and Neighborhoods Department, only eight percent of housing units produced in Raleigh since 2017 were considered legally-binding affordable housing units.

Describe the need for specific types of housing:

According to data from RHA, approximately 50% of public housing applications are comprised of families with children while 11.4% of applications are for elderly households. The most requested units are 1 and 2 bedrooms while units with 3 bedrooms or more are not as frequently requested. Comments from the Consolidated Plan public hearing held in December 2024 suggest community need for additional family housing, housing for youth aging out of the foster care system, and homeownership opportunities with more dense and affordable multifamily units.

Discussion

Projections for household growth in Wake County from 2024 to 2029 indicate that there will be a housing gap of 110,689 units. This includes a rental housing gap of 57,605 units and a for-sale housing gap of 53,084 units. The ratio of housing gap to the number of households indicates that the housing

shortage will have the greatest impact on renters. In Wake County, the projected gap to renter household ratio is 28.6% while the projected gap to owner household ratio is 16.6%. Rental housing gap projections indicate that the greatest need for units is for extremely low-income households where there is a gap of 15,966 units.[12] Although Raleigh has seen a steady increase in the number of housing units, rising demand, and high construction costs have limited the development of affordable housing. The City continues to promote the development of new housing at all income levels, including creating recent zoning changes that encourage missing middle housing. As Raleigh continues to grow, so does the need for more affordable single-family and multi-family housing for LMI households.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

The cost of housing in the Raleigh market continues to steadily rise. The median home value in Raleigh in 2013 was $207,000, compared to $377,800 in 2023. This marks a 82.5% (40.5% adjusted for inflation) increase in median housing price over a 10-year period. The median rent has risen at a slightly slower rate during this period, increasing from $897 to $1,468, representing a 63.7% (25.9% adjusted for inflation) increase. From 2013 to 2023, the increase median home prices and rents have outpaced the growth in Raleigh's median household income which increased only 51.4% (16.5% adjusted for inflation), from $54,4481 to $82,424. Although the median income in Raleigh has risen over the past ten years, it is growing at a slower rate than housing prices and rents. In addition, most of the income growth has been concentrated among families in the top ten percent of the income spectrum. This indicates that housing in Raleigh has become less affordable over time, especially for LMI households.

Table 33: Cost of Housing

	2013	2019	2023	% Change (2010-2023)
Median Home Value	$207,000	$248,300	$377,800	82.5% *(40.5% adjusted for inflation)*
Median Contract Rent	$897	$1,121	$1,468	63.7% *(25.9% adjusted for inflation)*
Median Household Income	$54,448	$67,266	$82,424	51.4% *(16.5% adjusted for inflation)*

Data Source: *2013 5-Year ACS, 2020 5-Year ACS, 2023 5-Year ACS*

[12] Bowen National Research. (2024). *Housing supply gap analysis State of North Carolina*. https://ncchamber.com/wp-content/uploads/Housing_Supply_Gap_Analysis.pdf

Table 34: Rent Paid		
Rent Paid	**Number**	**%**
Less than $500	2,399	2.54%
$500-999	8,819	9.32%
$1,000-1,499	38,899	41.12%
$1,500-1,999	31,951	33.77%
$2,000 or more	12,533	13.25%
Total	**94,601**	**100.00%**

Data Source: *2023 5-Year ACS*

Table 35: Housing Affordability		
Number of Units Affordable to Households Earning	**Renter**	**Owner**
30% HAMFI	6,515	no data
50% HAMFI	26,300	18,639
80% HAMFI	56,270	33,125
100% HAMFI	no data	16,399
Total	**89,085**	**68,163**

Data Source: *CHAS 2017-2021*
Note: *HUD Area Median Family Income (HAMFI)*

Table 36: Monthly Rent					
	Studio	**1 Bedroom**	**2 Bedroom**	**3 Bedroom**	**4+Bedroom**
Fair Market Rent	$1,427	$1,466	$1,646	$2,035	$2,711
Low HOME Rent	$1,071	$1,147	$1,376	$1,590	$1,773
High HOME Rent	$1,371	$1,466	$1,646	$2,034	$2,249

Data Source: HUD FY 2025 Fair Market Rent; HUD HOME Rent Limits FY 2024

Is there sufficient housing for households at all income levels?

There is not sufficient housing for households at all income levels. According to 2017-2021 CHAS data, there were approximately 24,345 extremely low-income households in Raleigh. Renters account for 18,730, or 76.9%, of these households. As seen in Table 35, there are only 6,515 renter units affordable to households earning incomes less than or equal to 30% HAMFI. This indicates a shortage of 12,215 units to support Raleigh's population of extremely low-income renters. CHAS data does not indicate an existing affordable housing shortage for other LMI groups.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing affordability is driven by demand, supply, development costs, and household income. Raleigh's rapid population growth has contributed to rising demand and increased housing costs. Additionally, affordable housing development has been stalled by low density, single-family zoning policies of the past as well as high construction costs which have outpaced inflation, increasing by almost 20% since 2020. While the City has recently updated its land use regulations to encourage missing middle housing, these factors have rapidly reduced housing affordability in Raleigh.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The Fair Market Rent (FMR) for an area is the amount needed to pay the gross rent (shelter rent plus utilities) of privately-owned, decent, safe, and sanitary rental housing of modest (non-luxury) nature with suitable amenities. Data shown in Table 36 indicates that the FMR are higher than all low HOME rents and roughly equal to the high HOME rents, except for studio units and units with four or more bedrooms. This further indicates a lack of affordable housing and limited housing choice in affordable housing, especially for single-person and large family households. The lack of affordable rental units highlights the importance of producing and preserving affordable rental housing options in Raleigh.

Discussion

As the analysis in the previous section supports, Raleigh is experiencing a trend of decreased housing affordability due to a combination of increased demand and limited supply. This high cost of housing has primarily impacted renters and LMI households. There is a need for more affordable housing in Raleigh, especially for extremely low-income households.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section reviews significant characteristics of the existing housing supply such as the age and condition, risk of lead-based paint hazards, and the number of vacant units. This housing data is important in understanding the possible need for housing rehabilitation programs and lead-based paint abatement to maintain safe and sanitary housing as an affordable housing option in the community.

Most of Raleigh's housing stock is relatively new. Approximately 73.3% of owner-occupied and 77.5% of renter-occupied units were built after 1980, with 41% of owner-occupied and 43.5% of renter-occupied units built after 2000. Given Raleigh's rapid growth, many of the older multi-family developments that were once considered naturally occurring affordable housing are being purchased and rehabbed or redeveloped into higher end housing.

The U.S. Census Bureau's American Community Survey (ACS) defines a "selected condition" as one of four types of housing problems, similar to those identified in the Needs Assessment:

Lacks complete plumbing facilities

Lacks complete kitchen facilities

More than one person per room

Cost burden greater than 30%

Table 37 calculates the total number of owner- and renter-occupied units exhibiting different numbers of selected conditions, and the percentage of all units falling into each of these categories. Based on these categories, approximately one-third, or 33.4%, of all households have at least one of the selected conditions. Among households with selected conditions, most experienced one condition. Approximately 2,332 households had two selected conditions, and 84 households had three selected conditions. There were no households with more than three of the selected conditions. In Raleigh, almost half, or 49.3%, of renter-occupied households had at least one selected condition, compared to 18.4% of owner-occupied households.

Describe the jurisdiction's definition for "standard condition" and "substandard condition but suitable for rehabilitation"

There are no definitions for "substandard condition" and "substandard condition but suitable for rehabilitation" within the Raleigh Unified Development Ordinance (UDO). There is a definition within Raleigh's code in reference to dwellings that are "unfit for human habitation". There is also in section 11.6.8 a reference to repair orders being issued. If the repairs can be made for less than 50% of the value of the dwelling, an order is issued to repair or vacate and close. If, however, repairs exceed 50% of the value of the dwelling, orders are issued to repair or demolish.

Chapter 11, Unified Development Ordinance: Building and Housing Code
Article 11.6, Housing Code
Sec. 11.6.1. Preamble; Definitions
A. Pursuant to G.S. 160A-441, it is hereby found and declared that there exist in the City of Raleigh and its extraterritorial jurisdiction dwellings which are unfit for human habitation due to dilapidation, defects increasing the hazards of fire, accidents or other calamities, lack of ventilation, light or sanitary facilities, or due to other conditions rendering such dwellings unsafe or insanitary, or dangerous or detrimental to the health, safety or morals, or otherwise inimical to the welfare of the residents of the City and its extraterritorial jurisdiction.

B. This Article establishes minimum requirements for the initial and continued occupancy of all buildings used for human habitation and does not replace or modify requirements otherwise established for the construction, repair, alteration or use of buildings, equipment or facilities except as provided in this Article.

Chapter 11, Unified Development Ordinance: Building and Housing Code
Article 11.6, Housing Code
Sec. 11.6.8. Service of Order, Contents
If after notice and hearing, the inspector determines that the dwelling is unfit for human habitation pursuant to the minimum housing code standards of Sec. 11.6.3., he shall state, in writing, his findings of

fact in support of such determination and shall issue and cause to be served upon the owner other parties having an interest in the dwelling, an order stating the following:

A. If the repair, alteration or improvement of the dwelling can be made at a reasonable cost in relation to the value of the dwelling, not to exceed 50% of the value, requiring the owner within the time specified, to repair, alter or improve such dwelling to render it fit for human habitation or vacate and close the dwelling as a human habitation; or

B. If the repair, alteration or improvement of the dwelling cannot be made at a reasonable cost in relation to the value of the dwelling, not to exceed 50% of the value, requiring the owner, within the time specified in any event and not less than 90 days, to repair, alter or improve such dwelling to render it fit for human habitation, or remove or demolish such dwelling.

Chapter 12, Unified Development Ordinance: Definitions
Housing Code Definitions
"Unfit for human habitation"
That conditions exist in a dwelling, dwelling unit, rooming house or rooming unit which violate or do not comply with one or more of the minimum standards of fitness or one or more of the requirements established by this article.

Table 37: Condition of Units

	Owner-Occupied		Renter-Occupied	
Condition of Units	Number	Percentage	Number	Percentage
With one selected Condition	18,331	18.2%	45,116	47.0%
With two selected Conditions	222	0.2%	2,110	2.2%
With three selected Conditions	15	0.0%	69	0.1%
With four selected Conditions	0	0.0%	0	0.0%
No selected Conditions	82,327	81.6%	48,734	50.7%
Total	**100,895**	**100.0%**	**96,029**	**100.0%**

***Data Source**: 2023 5-Year ACS*

Regarding "Condition of units"
As discussed in the Needs Assessment, cost burden is the most common "condition" followed by overcrowding, which is the case for both renters and homeowners.

Table 38: Year Unit Built

	Owner-Occupied		Renter-Occupied	
Year Built	Number	Percentage	Number	Percentage
2000 or later	41,350	41.0%	41,780	43.5%
1980-1999	32,541	32.3%	32,672	34.0%
1960-1979	17,501	17.3%	15,177	15.8%
1940-1959	6,330	6.3%	3,797	4.0%
1939 or earlier	3,173	3.1%	2,603	2.7%
Total	**100,895**	**100.0%**	**96,029**	**100.0%**

***Data Source**: 2017-2021 CHAS*

Raleigh's Housing Stock Challenge: Rental

Most of Raleigh's housing stock – both owner-occupied (73.3%) and renter-occupied (77.5%) - were built after 1980. As the area continues to grow, much of the older housing stock – particularly rental properties, which have been affordable due to its age and condition – is being purchased by private developers and replaced with or converted into more upscale and less affordable housing, a trend that will likely continue into the foreseeable future.

Table 39: Risk of Lead-Based Paint Hazard

	Owner-Occupied		Renter-Occupied	
Year Built	Number	Percentage	Number	Percentage
Total Number of Units Built Before 1980	27,130	26.89%	22,739	23.68%
Housing Units Built Before 1980 with Children Present*	3,445	12.70%	3,424	15.06%

***Data Source**: 2017-2021 CHAS*

**Only includes children under 6 years of age*

Lead-Based Paint Poisoning in Wake County

The North Carolina Lead Poisoning Prevention Program (CLPPP) currently coordinates clinical and environmental services aimed at eliminating childhood lead poisoning. In 2019, approximately 13,995 Wake County children from newborns to six years old were tested for lead poisoning. Of those children tested, 17 had lead blood levels of 10-19 micrograms per deciliter.[13]

Table 40: Vacant Units

Year Built	Suitable For Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	-	-	21,276
Abandoned Vacant Units	-	-	-
Real Estate Owned (REO) Properties	-	-	-
Abandoned REO Properties	-	-	-

***Data Source**: 2019-2023 ACS*

Data for units suitable and not suitable for rehabilitation is not collected by the City; Vacant Units 2023 5-Year ACS

REO Properties

According to www.auction.com, as of March 6, 2025, there are eight single-family homes on auction in Raleigh, NC.

Abandoned Vacant units

[13] North Carolina Children's Environmental Health. (2021). *North Carolina childhood blood lead surveillance data*. https://ehs.dph.ncdhhs.gov/hhccehb/cehu/lead/docs/2019BloodLeadTbl.pdf

According to Raleigh's Housing Inspection Administrator, the city only maintains records of housing cases that are or become vacant during the case. They do not track vacant properties without any case activity. Currently, there are 42 vacant houses in Raleigh on the vacant and closed list; however, the administrator estimated that the actual number of vacant properties throughout the city is likely several times higher. This would put the range of vacant and abandoned houses in Raleigh somewhere around 126 to 210 units. These numbers are quite small considering that Raleigh is approximately 145 square miles with more than 186,000 dwelling units. Additionally, the number of vacant units has remained consistent with the 200 units estimated in the 2021-2025 Consolidated Plan.

Vacant units in Raleigh

According to 2023 ACS 5-year estimates, there were 218,200 housing units in Raleigh. Of these 196,924 were occupied with 100,895 units (46.2% of total) being owner-occupied, 96,029 units (44% of total) being renter-occupied, and 21,276 units (9.7% of total) being vacant. Vacant units are comprised of an 8.7% rental vacancy rate and a 1% homeowner vacancy rate. The number of vacant units fluctuates regularly due to various market forces.

Need for Owner and Rental Rehabilitation

According to 2017-2021 CHAS data, there are a total of 90 substandard homes, lacking complete plumbing or kitchen facilities, in Raleigh. In addition, nearly a quarter of all homes were built before 1980, which could present lead hazard risks. Raleigh's Community and Small Business Development Division currently has three programs designed to help homeowners address needed home repairs. These programs cover problems such as leaking roofs, faulty plumbing, electrical or heating systems, broken windows, flooring, and lead paint removal.

Estimated Number of Housing Units Occupied by Families with Lead-Based Paint Hazards.

According to the Environmental Protection Agency (EPA), approximately three-quarters of all residential properties built in 1978 or earlier may contain lead-based paint, with older properties being the most likely to have lead-based paint.[14] According to 2017-2021 CHAS data provided Table 39, there are approximately 27,130 (26.9%) owner-occupied and 22,739 (23.7%) renter-occupied units built before 1980 at risk of lead-based paint hazard. Of these, 3,445 owner-occupied and 3,424 renter-occupied units have children under the age of six present.

Discussion

Overall, Raleigh's housing stock is in good condition and relatively new. The most pressing issue is the shortage of affordable housing for low-income households, especially very low- and extremely low-income renter households.

[14] Environmental Protection Agency. (2024). *Is my home unsafe if it contains lead-based paint?*. https://www.epa.gov/lead/my-home-unsafe-if-it-contains-lead-based-paint#:~:text=Answer:%20Approximately%20three%2Dquarters%20of,to%20get%20their%20home%20checked.&text=Find%20a%20printable%20PDF%20copy%20of%20all%20frequent%20questions%20pertaining%20to%20lead.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Raleigh Housing Authority (RHA) manages 1,248 public housing units. All units are inspected regularly, and RHA works to maintain units at a high-performance standard.

Table 41: Program Type

	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project Based Vouchers	Tenant Based Vouchers	Special Purpose - VASH	Special Purpose – Family Unification Program	Special Purpose – Disabled*
Total Units/Vouchers in Use	N/A	42	1,074	4,225	235	3,990	N/A	N/A	N/A
Accessible Units/Vouchers	N/A	N/A	53	N/A	N/A	N/A	N/A	N/A	N/A

Data Source: *Raleigh Housing Authority, February 2025*

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Describe the supply of public housing developments

RHA provides conventional public housing and rental assistance. RHA owns and operates 1,248 public housing units within 13 different properties in the Raleigh area. These properties have homes that range from efficiency apartments up to five-bedroom units. RHA also manages a Scattered Site program that rents 108 two- to four-bedroom, single-family homes throughout Raleigh.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Properties managed by RHA vary in age with the oldest community built in 1953 and the newest community built in 2014. RHA staff maintains and renovates these units as needed and within HUD and RHA guidelines. The Heritage Park community received Section 18 demolition approval from HUD in late 2024.

Public Housing Condition

Table 42: Public Housing Condition

Public Housing Development	Average Inspection Score
Glenwood Towers	83
Kentwood	81
The Oaks	88
Mayview	91
Heritage Park	89
Carriage House	94
Birchwood/ Eastwood	83
Stonecrest	85
Capital Park	99
Scattered Site	78
Chavis Heights Townhomes	90
Walnut Terrace	93

Data Source: *HUD User, https://www.huduser.gov/portal/datasets/pis.html*

Describe the restoration and revitalization needs of public housing units in the jurisdiction.

The Heritage Park community is currently in the process of being redeveloped. Section 18 demolition approval was received from HUD in late 2024 and current residents are in the relocation process. RHA has applied to the City and County for gap financing to support this redevelopment project, as well as for low-income housing tax credits (LIHTC) from North Carolina Housing Finance Agency. RHA is evaluating all its housing stock and performing critical needs assessments to determine the needs of its other properties.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing.

RHA has outlined its strategies for addressing the housing needs of LMI renters in Raleigh:

- Utilize available tools to increase housing choice under the voucher and other programs.
- Assist with expanding opportunities into areas with abundant access to jobs, schools, services and amenities without steering for families.
- Remain committed to protecting and increasing affordable housing within the City of Raleigh. This may include purchases, redevelopment, demolition, and disposition projects.
- The development of affordable housing should be directed to high opportunity areas with abundant access to jobs, schools, services and amenities, when possible.
- Continue to review policies and procedures that assist families with limited English proficiency.
- Advertise programs and services in areas with higher concentrations of English-limited families and individuals.
- Advertise jobs and hire multilingual staff members.
- Continue partnering with agencies, individuals, and businesses to develop strategic goals and solutions to the affordable housing shortage in Raleigh.
- Continue offering local preferences to applicants including those referred through the Continuum of Care's Coordinated Access System.
- Advocate for transportation services that provide better access to low-income families.
- Increase stakeholder awareness of fair housing to affirmatively further fair housing.

- Assist with fair housing training and opportunities for non-governmental entities unfamiliar with fair housing laws.
- Implement software that will reduce applicant and resident burden to receiving housing assistance.

Discussion

RHA is taking steps to ensure that housing units are well-run and livable for residents. RHA continues to seek and develop strategies to reduce the cost of operating Public Housing and administering the Housing Choice voucher program. RHA strives for high leasing and utilization rates under the Housing Choice program and is committed to continue housing families in public housing as units become vacant.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

In Wake County, homeless facilities and services consist of an interwoven network of care provided by Wake County Housing Affordability and Community Revitalization, Wake County Human Services, non-profit organizations, and health clinics throughout the county. Client referrals are made between all the organizations to ensure appropriate care is given as soon as possible through a coordinated entry process.

This coordinated entry process was initiated to improve the delivery of housing and crisis response services and assist people experiencing homelessness or at imminent risk of homelessness by refining the community's process for access, assessment, eligibility determination, and referrals across Wake County. Coordinated entry ensures consistent and uniform access, assessment, prioritization, and referral processes to determine the most appropriate response to each person's immediate housing needs. It is administered at multiple access points throughout Wake County by the Continuum of Care. The lead agency for the Continuum of Care, Wake County, fosters coordination and cooperation among all providers toward improved outcomes for persons who are experiencing homelessness.

Table 43: Facilities and Housing Targeted to Homeless Households

Types of Homeless Households	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	233	0	95	527	N/A
Households with Only Adults	500	40	139	669	N/A

Chronically Homeless Households	0	0	0	372	N/A
Veterans	0	0	0	295	N/A
Unaccompanied Youth	0	0	0	8	N/A

Data Source: *Wake County Continuum of Care, February 2025*

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

The Raleigh/Wake Continuum of Care (NC-507) works with multiple partners to provide extensive access to and comprehensive healthcare coordination for uninsured/homeless persons in the Continuum of Care (CoC). Care Share Health Alliance provided the CoC membership/service providers training on Medicaid expansion eligibility in North Carolina, which became a Medicaid expansion state in 2023-24. The training covered the basic elements of Medicaid, including eligibility and income requirements, how, who, and when to apply during the roll-out phases of the expansion, and how CoC service providers could assist clients in applying for this expanded benefit. Alliance Health takes referrals through the Coordinated Entry System (CES) and manages care for Medicaid/uninsured recipients who need behavioral, developmental disabilities, or substance use disorders care.

Southlight Healthcare, a CoC partner agency, provides substance use services including Medication-Assisted Treatment for opioid use disorder. The CoC partnership with Advance Community Health's Horizon Healthcare for the Homeless Project at Oak City Cares provides on-site primary care, substance use services, diabetes education, behavioral health and other services. Oak City Care coordinates multiple services from Wake nonprofits and Wake County Human Services in one central hub, ensuring people get onsite service access to primary urgent medical care services, HIV, STI, Hepatitis C testing/education, and behavioral health services. Urban Ministries provides a myriad of health services both site-based and telehealth, through their Open-Door Clinic which has primary care and specialty services (gynecological, rheumatology, ophthalmology, e.g.), behavioral health, and prescription support for uninsured/underinsured through their in-house pharmacy.

NC-507 provides annual training to the CoC for mainstream benefits/entitlements with the CoC's partners at Southlight Healthcare, a behavioral health/substance use treatment organization, and Social Security Insurance/Social Security and Disability Insurance Outreach Access and Recovery (SOAR)-certified/access site. This training explained how to assist clients in obtaining Supplemental Security Income (SSI), Social Security Disability Income (SSDI), and other benefits like Food Stamps (SNAP) and Temporary Assistance for Needy Families (TANF). Oak City Cares, has a SOAR representative housed at the facility to provide direct SOAR services to clients. Referrals are made at access sites by SOAR-certified staff located at many agencies through Bridge to Home funding provided by Wake County.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The City of Raleigh does not specifically provide or operate housing for unhoused populations; however, the following agencies provide services and operate facilities for homeless persons. All agencies serve

chronically homeless persons. Other populations as requested above are mentioned next to the agencies listed below.

- Dorcas Ministries (men, women, and families): hotel vouchers and supportive services
- The Salvation Army (families): shelter and supportive services
- Families Together (families): bridge housing, rapid re-housing, and supportive services
- Triangle Family Services (families): supportive services, self-sufficiency classes, and rapid re-housing
- Passage Home (families): transitional supportive housing, permanent supportive housing, and rapid re-housing
- Catholic Charities of Wake County (families and individuals): permanent supportive housing
- Urban Ministries of Wake County/ Helen Wright Center (women): shelter and supportive services
- The Women's Center of Wake County (women) – supportive services and rapid re-housing
- Haven House/Wrenn House (unaccompanied youth) – shelter, supportive services, and rapid re-housing
- Hope Center at Pullen (unaccompanied youth aging out of foster care) – supportive services and rapid re-housing

Veterans and their families:

- Veterans Affairs: connections to employment, supportive services, and housing and VASH vouchers
- South Wilmington Street Center: supportive services, connections to housing, and VASH vouchers
- CASA: permanent supportive housing
- Volunteers of America and Passage Home Coordinated Veteran's Intake: case management, rapid re-housing assistance, and outreach through a SURGE grant
- Passage Home: housing and services to veterans and their families through the Veteran's Affairs grant per diem program and an SSVF grant

Special Needs Populations:

- InterAct: shelter and supportive services for victims of domestic violence (men, women, and children)
- Healing Transitions Place for Men: shelter, supportive services, transitional housing, recovery from substance use disorder
- Healing Transitions Place for Women: shelter, supportive services, transitional housing, and recovery from substance use disorder
- SouthLight: supportive services and transitional housing for men and women
- Easter Seals – mental health and recovery from substance abuse disorder

Persons with Mental Disabilities Experiencing Homelessness:

- CASA: permanent supportive housing
- Wake County Supportive Housing: Shelter Plus Care vouchers, Wake County vouchers, and comprehensive supportive services and case management

The next table provides a comprehensive listing of services and facilities targeted toward homeless persons in the jurisdiction.

Table 44: Services and Facilities for Homeless Persons

Organization Name	Project Name	Project Type	Beds with Children					Beds without Children				Beds with Only Children	
			Total Beds	Total Units	Chronic Beds	Veteran Beds	Youth Beds	Total Beds	Chronic Beds	Veteran Beds	Youth Beds	Total Beds	Chronic Beds
CASA	Carlton	PSH	0	0	0	0	0	7	7	0	0	0	0
CASA	Families at Home/Oak Hollow	PSH	8	3	8	0	0	9	9	0	0	0	0
Haven House	Basic Center Shelter Wrenn House - RHY	ES	0	0	0	0	0	0	0	0	0	6	0
CASA	Hope Crest	PSH	0	0	0	0	0	11	11	0	0	0	0
CASA	McKinney	OPH	0	0	0	0	0	39	0	0	0	0	0
CASA	Rapid Re-Housing	RRH	3	1	0	0	0	8	0	0	0	0	0
Haven House	Maternity Group Home - RHY	TH	8	4	0	0	8	0	0	0	0	0	0
Haven House	Transitional Living Program RHY	TH	0	0	0	0	0	6	0	0	6	0	0
Haven House	RRH for Youth Under 24 - HUD	RRH	7	3	0	0	7	2	0	0	2	0	0
CASA	Salisbury	PSH	0	0	0	0	0	10	10	0	0	0	0
CASA	SOAR	PSH	0	0	0	0	0	13	5	0	0	0	0
Dorcas Ministries	Emergency Shelter	ES	5	1	0	0	0	0	0	0	0	0	0
CASA	Sunnybrook 1	PSH	0	0	0	0	0	3	0	3	0	0	0
Catholic Charities of Wake County	Faith Support Circle Program (Homeless)	RRH	22	8	0	0	0	2	0	0	0	0	0
CASA	Sunnybrook 2	PSH	0	0	0	0	0	2	0	2	0	0	0
Raleigh Housing Authority	Emergency Housing Vouchers	OPH	0	0	0	0	0	18	0	0	0	0	0
Raleigh Housing Authority	Housing Choice Vouchers	OPH	29	11	0	0	0	6	0	0	0	0	0
Volunteers of America	SSVF Rapid Rehousing	RRH	9	2	0	9	0	16	0	16	0	0	0
Family Promise of Wake County	Emergency Shelter	ES	20	6	0	0	0	0	0	0	0	0	0
Family Promise of Wake County	Rapid Rehousing - State ESG	RRH	0	0	0	0	0	1	0	0	0	0	0
The Carying Place	Transitional Housing	TH	37	10	0	0	0	0	0	0	0	0	0
Salvation Army of Wake County	Emergency Shelter	ES	68	12	0	0	0	0	0	0	0	0	0
Families Together	Bridge Master Lease	TH	18	5	0	0	0	0	0	0	0	0	0

Families Together	Rapid Rehousing - State ESG	RRH	74	21	0	0	0	0	0	0	0	0	0
Families Together	Rapid Rehousing - HUD	RRH	47	11	0	0	0	0	0	0	0	0	0
Triangle Family Services	Permanent Supportive Housing	PSH	16	9	4	0	0	0	0	0	0	0	0
Passage Home	Jobs Journey	PSH	0	0	0	0	0	24	0	0	0	0	0
Housing Options for Students Today (HOST)	Bridge to Home - Host Home	ES	8	4	0	0	0	4	0	0	0	0	0
Passage Home	Franklin Woods/Ruth House 1&2	PSH	7	3	0	0	0	3	0	0	0	0	0
Passage Home	Rapid Rehousing - City ESG	RRH	7	2	0	0	0	0	0	0	0	0	0
Passage Home	Rapid Rehousing - City ESG-CV	RRH	7	2	0	0	0	2	0	0	0	0	0
Passage Home	Rapid Rehousing - County ESG	RRH	6	2	0	0	0	6	0	0	0	0	0
Passage Home	Ruth House 2 Rental Assistance - HUD	PSH	27	6	27	0	0	9	9	0	0	0	0
Passage Home	SSVF Rapid Rehousing	RRH	15	4	0	15	0	39	0	39	0	0	0
Passage Home	Vets Rapid Rehousing	RRH	0	0	0	0	0	2	0	2	0	0	0
Wake County Housing Affordability & Community Revitalization	SWSC - Emergency Beds-State ESG	ES	0	0	0	0	0	99	0	0	0	0	0
Healing Transitions	Women's Emergency Shelter	ES	0	0	0	0	0	27	0	0	0	0	0
InterAct	Emergency Shelter	ES	28	8	0	0	0	9	0	0	0	0	0
Wake County Housing Affordability & Community Revitalization	WCHS Voucher Program	PSH	12	6	12	0	0	25	25	0	0	0	0
Wake County Housing Affordability & Community Revitalization	WCHS Veteran PSH Program - County Funds	PSH	0	0	0	0	0	9	0	9	0	0	0
Family Promise of Wake County	Transitional Housing	TH	24	12	0	0	0	0	0	0	0	0	0
Wake County Housing Affordability & Community Revitalization	HOPWA	PSH	10	3	0	0	0	55	0	0	0	0	0
Wake County Housing Affordability & Community Revitalization	CoC PSH	PSH	100	33	100	0	0	145	145	0	0	0	0
Urban Ministries of Wake County	Emergency Shelter	ES	0	0	0	0	0	73	0	0	0	0	0
Families Together	Bridge-Owned Units	TH	8	3	0	0	0	0	0	0	0	0	0
Families Together	Emergency Shelter Program - Referrals	ES	36	6	0	0	0	0	0	0	0	0	0
Families Together	B2H Hotel Shelter - Referrals	ES	53	15	0	0	0	0	0	0	0	0	0
Healing Transitions	Overflow Women's Emergency Shelter	ES		0	0	0	0		0	0	0	0	0

Healing Transitions	Men’s Drop-In Shelter	ES	0	0	0	0	0	120	0	0	0	0	0
Salvation Army of Wake County	Overflow Emergency Shelter	ES	15	5	0	0	0	15	0	0	0	0	0
Triangle Family Services	Homeless and Housing	RRH	6	1	0	0	0	11	0	0	0	0	0
Families Together	Wake County Rapid Rehousing	RRH	27	7	0	0	0	0	0	0	0	0	0
InterAct	InterAct - HUD RRH	RRH	88	22		0	1	2		0	0	0	
St. John's Metropolitan Community Church	Cabarrus	ES	0	0		0	0	103		0	0	0	
St. John's Metropolitan Community Church	Harrington	ES	0	0		0	0	50		0	0	0	
Wake County Housing Authority	HUD-VASH	PSH	0	0	0	0	0	190	0	190	0	0	0
The Women's Center of Wake County	The Women's Center of Wake County	TH						20					

Data Source: *Wake County Continuum of Care, February 2025*

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The special needs population in Raleigh has a variety of needs including both housing and service needs. Ensuring that people with special needs remain stably housed often requires ongoing services or case management. Many supportive service needs are not being met due to inadequate funding in the case management arena. This shortage makes partnerships and effective referrals even more imperative, as clients often need to seek help from multiple service providers rather than finding a comprehensive package of assistance in one place.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify and describe their supportive housing needs.

Elderly and Frail Elderly: There are 67,644 residents over the age of 62 in Raleigh. Among Raleigh's elderly population, 30% live with a disability. Additionally, 10.6% of the population 65 and older live in poverty. Special needs for Raleigh's elderly and frail elderly population may include case management, education about housing options, home repair, and transportation support. The elderly and frail elderly population may also require retrofits for elderly who are disabled to enable them to remain in their homes, such as grab bars, tub/shower modifications, wheelchair ramps, and door widenings

Persons with disabilities: There are 78,668 residents in Raleigh living with a disability. Among these residents, 24.5% live with ambulatory difficulty and 24.2% live with cognitive difficulty. With Ambulatory difficulties being the most common, special needs of the disabled community generally align with the retrofits needed for elderly and frail elderly populations, as discussed above. Other special needs for persons with disabilities may include supportive in-home aids/services, transportation, and food delivery.

Persons with substance use disorder: Persons with substance use disorder often need services that support mental, physical, and behavioral health. Special needs may need supportive services such as counseling, therapy, and inpatient care. Additionally, housing service needs may include permanent supportive housing in sobriety housing with roommates and temporary shelter beds.

Persons with HIV/AIDS and their families: According to data from AIDSVu, there were 4,012 people living with HIV in Raleigh in 2022. Persons with HIV/AIDS face an array of barriers to obtaining and maintaining affordable, stable housing. Special needs may include transportation, budgeting classes, job placement, healthcare, and childcare.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Persons Returning from Mental Health Institutions

When a person will be discharged from an institution, the Alliance for Behavioral Health is notified by the institution and the Alliance's Care Coordination program will make a referral to Wake County's

Housing Division and private agencies.

The McKinney Team and the Supportive Housing Team of Wake County will evaluate the individual for Shelter Plus Care, Housing First, or other supportive housing options.

The Alliance operates several other programs including:
• Transitions to Community Living Initiative in Wake County: This state-sponsored program assists adults with severe and persistent mental illness and serious mental illness in transitioning from institutional settings (group homes, adult care homes, hospitals) to independent community living. Assistance is provided through mental health services, housing subsidies, life skills training, and employment training.
• The Access and Information Center: A 24/7 access line to ensure that individuals receive timely access to needed mental health, intellectual and developmental disability, and substance abuse services.
• Provider Network Operations - Develops and maintains the provider network with a sufficient number, mix, and geographic distribution of providers to ensure availability of easy access, quality care, and cost-effective services for consumers.
• Community Relations - A System of Care approach to coordinate partnerships between local community agencies, advocacy groups, schools, criminal justice, and other governmental agencies.

WakeBrook is a behavioral health facility located in Raleigh, NC that offers a continuum of services for people dealing with mental health and/or substance abuse disorders. The WakeBrook Campus currently consists of two buildings. Building 107 houses the Facility Based Crisis Unit (FBC), the Alcohol and Drug Detoxification Unit (ADU), Crisis and Assessment Services Unit (CAS), and Primary Care Offices (PCO). The Inpatient Unit (IPU), with its new expansion is in Building 111.

Persons returning from Physical Health Institutions
In 2015, WakeMed Hospital began development of a discharge outreach team of six social workers, to be expanded to 10, who will provide social service assistance to emergency department high utilizers who are uninsured. All the social workers are trained in SOAR (SSI/SSDI Outreach and Recovery). The anticipated number of the uninsured high utilizers is approximately 310-350, many of whom are homeless, mentally ill, and/or substance abusers. The objectives are to help guide the clients through the medical system, help get them the benefits they are eligible for, encourage them to obtain the prescriptions and services they need, and direct them to the most appropriate level of care to meet their needs. The goal is to be proactive and preventive rather than address problems in the emergency department

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one- year goals.

Though the City of Raleigh does not directly provide supportive services, the City will make funds available through an annual Notice of Funding Availability (NOFA) for qualified developers to submit proposals for new construction or acquisition and/or rehabilitation of multifamily rental units. Rental units assisted with City funds must be affordable to families, individuals and/or the elderly that have annual incomes at or below 80% of the AMI. The majority of the City's rental development gap financing is awarded to projects receiving Low-Income Housing Tax Credits (LIHTC) from the NC Housing Finance Agency (NCHFA). Per the Qualified Allocation Plan (QAP), which governs the tax credit program, these

projects must set aside 10% of the units to house persons with disabilities or those experiencing homelessness. Residents for these units are referred through the NC Department of Health and Human Services. The City of Raleigh and Wake County often commonly provide gap financing on the same LIHTC projects. The City and County require projects receiving County funds to set aside 10% of their units for the Wake County Rental Assistance Housing Program (RHAP). This set aside is in addition to the 10% set aside required by NCHFA. In 2025, the City of Raleigh required an additional 5% of the total units to be aside for City-approved housing programs, including the Bringing Neighbors Home Pilot, part of the City's unsheltered homelessness response strategy. Priority will be given to developments that set aside units for persons making at or below 40% of AMI or are partnering with Alliance Health.

Funds are also made available to nonprofits on an annual basis through the City's Community Enhancement Grant Program. This program has historically funded agencies providing services to many of the special needs populations discussed above. These will also be described in the Action Plan One-year goal section of the Consolidated Plan. In addition, the Raleigh Policy Department's Addressing Crises Through Outreach, Referrals, Networking, and Services (ACRONS) unit dispatches social workers alongside police officers to respond to certain calls related to mental health, substance use, or homelessness around the city.

MA-40 Barriers to Affordable Housing – 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

The following summarizes major non-governmental, governmental, environmental and infrastructure constraints that may impact housing investment.

Cost of Housing Development:
The cost of developing housing, including land costs and construction costs is rapidly increasing. Construction costs increased by almost 20% from 2020 to 2024 according to the U.S. Bureau of Labor Statistics Producer Price Index Reports for January 2022 and January 2024. The increased cost of construction has led to higher market prices, making housing less affordable.

Lack of Funding:
The amount of federal funds – CDBG, ESG, and HOME – has not kept pace with inflation or the need. Federal funding for maintaining existing or building new public housing, which is the primary source of housing for very low- and extremely low-income households, has been on a long-term downward trend and resources to address housing for the non-homeless hardest-to-serve (e.g., the working poor) is very limited.

Additionally, the formula used by HUD to allocate CDBG includes "age of housing" among the metrics. Raleigh is seeing private sector removal of significant numbers of older "naturally occurring" affordable apartment communities. This trend could reduce the funding available to the City to address its shrinking supply of such units.

Zoning Policies:
The state of North Carolina law does not allow for mandatory inclusionary zoning and past efforts to pass laws (or introduce bills) to allow it in specific jurisdictions have been unsuccessful. Affordable housing development has been stunted due to the proliferation of low density, single-family zoning. Approximately 55% of land within the City of Raleigh was zoned for single-family housing prior to 2021.

As North Carolina is a "Dillon Rule" state, meaning that municipalities only have the powers granted to them by the state legislature, the City of Raleigh is limited in its ability to innovate in creating additional affordable units beyond traditional methods already allowed in state law. Most of the traditional methods involve financial investments by the City and, of course, such methods can only reach as far as the funds that are available.

Additional State Policies:
Affordable housing remains a relatively low priority at the state level and the elimination of state's housing tax credit program for the development of low-cost housing has reduced the funds available to address housing needs statewide. Additionally, the state Qualified Allocation Plan requirements make it difficult for a single city, even one that is growing rapidly, to receive more than two low-income housing 9% tax credit development per year and the scoring system discourages mixed income housing and redevelopment of inner-city sites except in narrow circumstances. Raleigh has pointed out to NCHFA in the past these concerns as well as an apparent suburban bias in the LIHTC scoring system.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Raleigh is in one of the nation's fastest growing regions, the Research Triangle, which benefits from its longtime investment in major educational and healthcare institutions. The expanding base of technology industries continues to generate new jobs and attract skilled workers to fill them. The area's highly touted quality of life provides regional employers with a competitive advantage for attracting and retaining qualified workers. The Triangle's jurisdictions are increasingly connected as employees cross-commute, new businesses develop to serve companies throughout the region, and existing industry spins off new businesses. In conjunction with the region, Raleigh's employment base has shifted to one that is more technology-based and less reliant on government and manufacturing.

Economic Development Market Analysis

Table 45: Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	730	963	0.3%	0.2%	0
Arts, Entertainment, Accommodations	23,394	33,344	9.0%	8.6%	0
Construction	16,584	20,869	6.4%	5.4%	-1

Education and Health Care Services	52,666	77,330	20.3%	19.8%	-1
Finance, Insurance, and Real Estate	23,291	31,259	9.0%	8.0%	-1
Information	6,627	10,680	2.5%	2.7%	0
Manufacturing	18,130	9,334	7.0%	2.4%	-5
Other Services	11,079	12,303	4.3%	3.2%	-1
Professional, Scientific, Management Services	53,237	89,994	20.5%	23.1%	3
Public Administration	11,706	47,957	4.5%	12.3%	8
Retail Trade	24,947	31,720	9.6%	8.1%	-2
Transportation and Warehousing	11,924	8,073	4.6%	2.1%	-3
Wholesale Trade	5,649	16,066	2.2%	4.1%	2
Total	**259,964**	**389,892**	**100.0%**	**100.0%**	

Data Source: *2019-2023 ACS (Workers), 2023 Longitudinal Employer-Household Dynamics (Jobs).*

Table 46: Labor Force

Employment Characteristics	Number of People
Total Population in the Civilian Labor Force	272,250
Civilian Employed Population 16 years and over	259,964
Unemployment Rate	4.5%
Unemployment Rate for Ages 16-24	13.4%
Unemployment Rate for Ages 25-65	3.9%

Data Source: *2019-2023 ACS*

Table 47: Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	51,091
Farming, fisheries and forestry occupations	94
Service	18,924
Sales and office	34,836
Construction, extraction, maintenance and repair	7,963
Production, transportation and material moving	14,798

Data Source: *2019-2023 ACS.*

Table 48: Travel Time	
Travel Time	Percentage
< 30 Minutes	74.9%
30-59 Minutes	19.9%
60 or More Minutes	5.2%
Total	*100.0%*

Data Source: *2019-2023 ACS*

Table 49: Educational Attainment by Employment Status			
Educational Attainment (Population 18+ years)	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	12,616	726	6,210
High school graduate (includes equivalency)	29,211	2,463	9,973
Some college or Associate's degree	49,341	2,114	9,548
Bachelor's degree or higher	123,274	3,392	17,285

Data Source*: 2019-2023 ACS*

Table 50: Educational Attainment by Age					
Educational Attainment	Age In Years				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–64 yrs.	65+ yrs.
Less than 9th grade	543	1,766	3,177	4,717	1,973
9th to 12th grade, no diploma	3,202	2,893	3,114	3,885	2,651
High school graduate, GED, or alternative	14,142	13,455	9,672	18,554	9,558
Some college, no degree	21,364	13,312	10,034	18,275	10,365
Associate's degree	2,597	5,767	4,434	9,222	4,504
Bachelor's degree	11,318	34,698	22,090	33,235	14,487
Graduate or professional degree	1,265	16,396	15,493	22,180	11,491

Data Source: *2019-2023 ACS*

Table 51: Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	30,325
High school graduate (includes equivalency)	35,576
Some college or Associate's degree	43,987
Bachelor's degree	70,191
Graduate or professional degree	81,402

Data Source: *2019-2023 ACS*

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors within Raleigh are: Education and Health Care Services; and Professional, Scientific, Management Services. While not captured in the charts above, Government is also a major employment sector, as Raleigh is the state capital.

Describe the workforce and infrastructure needs of the business community.

Raleigh has focused its development efforts on knowledge-based businesses, research and development, life sciences and biotechnology, green technology, and advanced learning industries, which will demand workers in the coming years. The City also recognizes a need for high-quality transit service due to the competitive landscape for attracting employers and employees via a high quality of life. Transit improvements are targeted to link workers to major job centers and regional employment clusters.

To meet its workforce needs, the City is prioritizing basic skills and literacy training, academic partnerships, and targeted workforce training (including for expanding industries like tourism, arts/entertainment, medical device manufacturing, clinical research, and environmental technology) and job placement programs.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City of Raleigh has a multifaceted approach to economic development. Specialized teams of experts focus on various business and industry segments to collectively create a business-friendly environment for recruitment, retention, and expansion.

The Raleigh Chamber of Commerce (under their Raleigh Economic Development team) leads assistance for businesses seeking to relocate to Raleigh (including corporate headquarters). This work is contracted and administered through the Raleigh City Manager's Office.

For small business and entrepreneurial startup support, the City of Raleigh Small Business Development team (currently in the Housing and Neighborhoods Department) leads assistance with programs, partnerships, resources, and events. Programs include the Building Upfit and Façade Rehabilitation

Grant programs, which help small businesses improve commercial property, enabling new business use, new tax revenue, new jobs, and increased community foot traffic. Partnerships include business alliances, chambers, entrepreneurial support organizations, financial and educational institutions, and co-working / pop-up / maker space small business incubator partners. Resources include consolidated small business ecosystem training / networking / vendor event calendars, market data, Startup Roadmap guides and best practices, and other resources that help improve a small business owner's probability for success.

Working closely with the Small Business Development team, other City organizations contributing to Raleigh's economic development include the Office of Strategy and Innovation (providing thought leadership for technology, smart city, and entrepreneurial ecosystems), and the Minority and Woman Business Enterprise (MWBE) Division (assisting businesses seeking to win City government contracts for goods and services, with training and process assistance).

Raleigh consistently leads national lists for economic development based on tax rates, infrastructure, regulations, workforce, affordability, services and resources, and quality of life, while being equipped to rise to the inevitable challenges facing the local business community and workforce.

The City's overall annual economic goals are determined by the Raleigh City Council.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Raleigh has a highly educated workforce, with other 50% of the civilian employed workforce having a Bachelor's degree or higher. Wake County Economic Development conducted a regional skills analysis in 2023 to understand short- and long-term hiring needs, inform training and education providers of current workforce needs, and provide workforce information for policymakers. This analysis found that businesses ranked the talent pipeline in Wake County as above average (3.46 out of 5) with especially strong approval in the IT, software and analytics, professional and technical services, and energy/utilities/clean tech industries, several of which are major growth industries and focus areas for the City's economic development efforts.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Wake Tech Community College offers a Workforce Continuing Education program designed to provide training and skills needed in today's workforce. Their Human Resources Development courses provide employability skills training and assistance for adults who are trying to find employment, transitioning back into the workforce, or enhancing their skillset. Wake Tech also partners with Wake County Public Schools allowing high school students to complete college courses and earn college credits while still in high school through Career and College Promise Program.

North Carolina community colleges administer a Customized Training Program, which provides training and support services for businesses in the state.

The Raleigh Pathways Center offers workforce development programs to young adults to help them enter careers through a summer youth employment program and other programs.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Raleigh partners with city-wide economic development alliances like the Greater Raleigh Chamber of Commerce, Harmony, North Carolina Hispanic American Chamber of Commerce, Shop Local Raleigh, and others. The City's Small Business Division assists business start-ups and those relocating to the area. The City also partners with Business Alliances to support small business owners, entrepreneurship, and innovation, including district-based alliances like the Downtown Raleigh Alliance, Hillsborough Street Community Service Corp, Midtown Raleigh Alliance, and Glenwood South Neighborhood Collective. The City is also in the process of implementing bus rapid transit along major economic corridors. Wake County Economic Development also supports the City's economic development efforts, which focus on business recruitment, retention, and expansion; marketing and public relations; talent recruitment and retention; and support for entrepreneurship throughout the county.

Discussion

Raleigh and the surrounding region enjoy a prosperous economy and a well-educated workforce. Along with this rapid growth comes an increased cost of living. Those at the lower end of the economic ladder and those in the service industry earning lower wages still struggle to find housing they can afford.

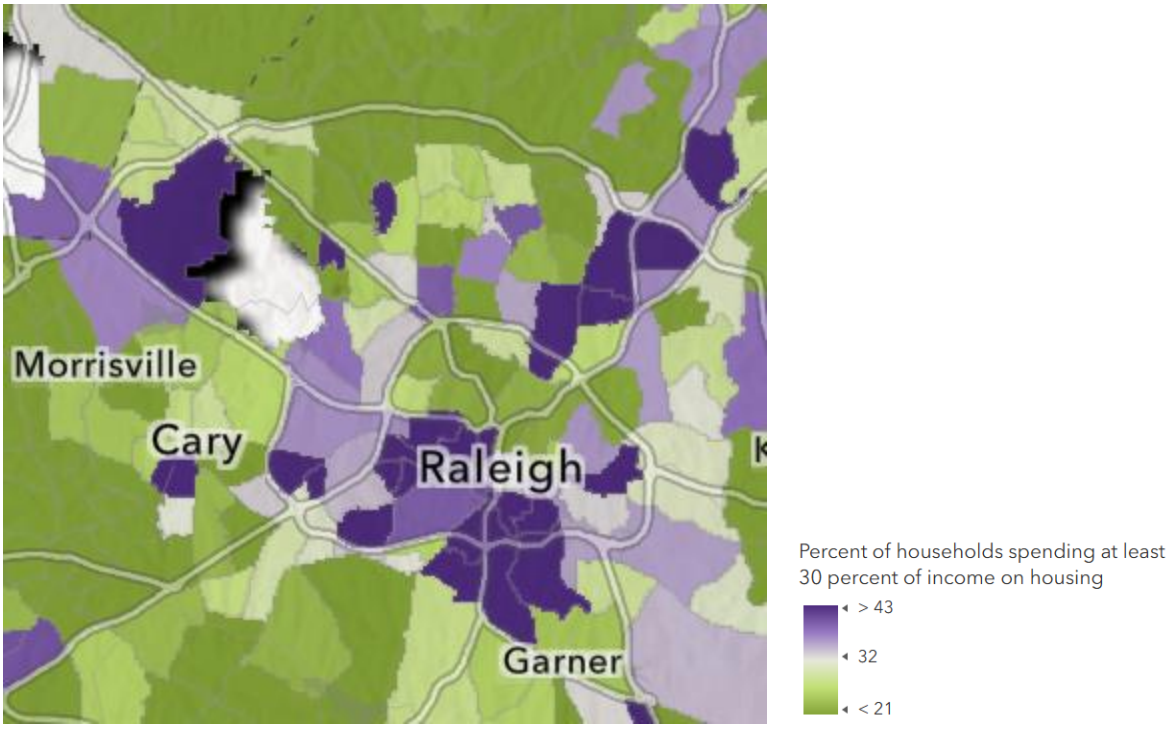
MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Neighborhoods located near the city center typically have more housing problems because of the age and condition of the housing. These housing problems tend to be concentrated in areas where poverty is concentrated.

The figure below, which uses 2023 ACS 5-Year Estimate data, shows that housing cost burden is generally concentrated in and around downtown Raleigh.

FIGURE 1: GEOGRAPHIC HOUSING COST BURDEN

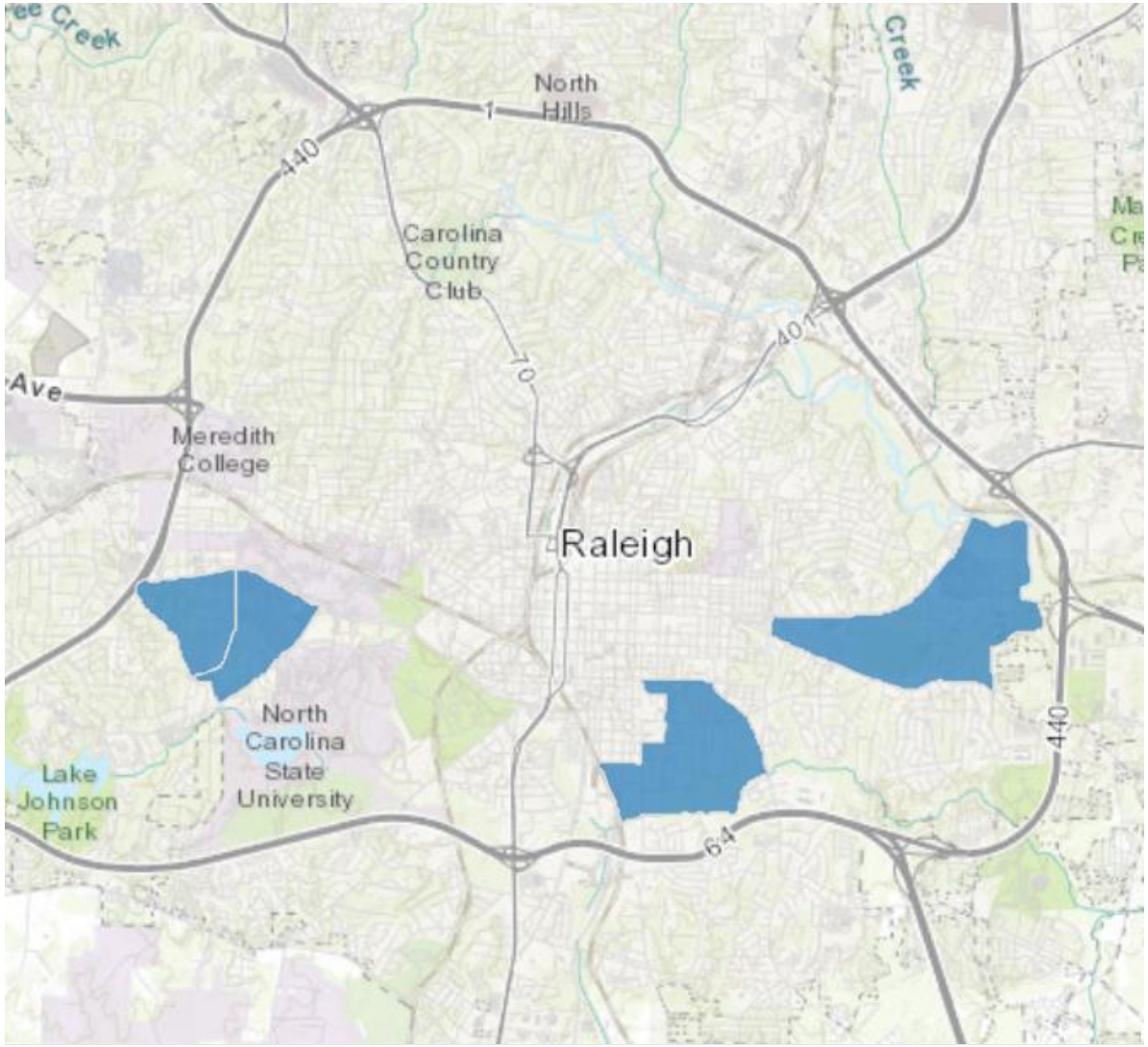


Data Source: *ACS Housing Atlas; 2023 5-Year ACS*

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Racially/ethnically-concentrated areas of poverty (R/ECAPs), according to HUD's most recent 2020 GIS resource, are depicted in the map below. R/ECAPs have a non-white population of 50% or more, and 40% or more of individuals living at or below the poverty line.

FIGURE 2: RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY



Data Source: *HUD Office of Policy Development & Research Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) 2020, HUD GIS Helpdesk5*

What are the characteristics of the market in these areas/neighborhoods?

Four census tracts in Raleigh are considered R/ECAPs according to HUD. The two southwestern tracts (52408 and 52409) are adjacent to North Carolina State University. Colleges and universities are often racially and ethnically diverse, and many students technically qualify as living below the poverty line due to their low income. However, students do not meet eligibility determinations under HUD regulations. The eastern tract (52001) contains the WakeMed Raleigh hospital campus as well as the Raleigh Country Club. The table below shows various characteristics of the R/ECAP tracts.

Table 52: R/ECAP Tract Market Characteristics

Tract	% of households with 1 of 4 severe housing problems	Median contract rent for renter occupied units	% Renter units affordable to 80% HAMFI	% of households with income = 30% HAMFI	% of households with income = 50% HAMFI	% of households with income = 80% HAMFI	Poverty Rate	Homeownership Rate	% White alone (not Hispanic)
52408	38.0	656	80.9	31.7	56.1	70.46	35.1	16.5	62.0
52409	32.8	679	82.3	48.4	66.8	82.79	44.9	0.6	42.4
50800	28.3	518	89.6	39.8	65.7	77.71	64.4	10.9	21.9
52001	24.5	605	93.6	36.9	63.4	89.22	36.8	6.8	11.5

Data Source: *CPD Maps*

Are there any community assets in these areas/neighborhoods?

Many neighborhoods in the southeast R/ECAP have neighborhood organizations, neighborhood watch groups, civic organizations, and business involvement. Some community assets in the areas are:

- Shaw University and St. Augustine's University, two historically black universities
- East Raleigh-South Park National Historic District

North Carolina State University is located adjacent to the western R/ECAP.

Are there other strategic opportunities in any of these areas?

Bus rapid transit lines are planned for three major corridors – Western Boulevard, New Bern Avenue, and Southern Corridor – which are in the western and southeast R/ECAPs. This will improve transit access for residents. The City is also placing priority on these areas for the inclusion of affordable housing.

In 2016, the City received a NRSA designation for the College Park area located in the southeast R/ECAP. Work on this project should be completed during the next couple of years. An additional geographic priority area - "Downtown Neighborhoods" – located in this R/ECAP has been designated, which is explained in more detail in SP-10.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to ncbroadband.gov, the broadband availability index at 25 megabytes per second (MBPS) and 100 MBPS download speeds is 100% and 96% respectively for Wake County. All City-funded rental developments have access to broadband. For households with low incomes, paying for broadband is another expense. RHA participated with AT&T and Google Fiber to bring free wireless service to certain public housing communities.

Table 53: Number of Households with Computer & Internet Access

	Number of Households
Has a computer	192,429
With Dial-up Internet alone	217
With a Broadband Internet	183,799
Without Internet	8,413
No Computer	4,495
Total	**389,353**

Data Source: *2023 5-Year ACS*

Table 54: Number of Households with Internet by Income

Housing Income	Dial-up Internet	Broadband Internet	No Internet
Less than $10,000	16	7,067	1,178
$10,000 to $19,999	75	7,796	2,747
$20,000 to $34,999	36	15,945	1,871
$35,000 to $49,999	65	19,642	2,297
$50,000 to $74,999	25	29,562	1,770
$75,000 or more	19	104,603	2,210
Total	**236**	**184,615**	**12,073**

Data Source: *2023 5-Year ACS*

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There are multiple broadband providers in Raleigh, including AT&T, Spectrum, Century Link, Frontier, Viasat, and Google Fiber (in certain areas). According to the Federal Communications Commission database, Raleigh is served by at least ten broadband Internet providers. For coverage oat 25/3 Mbps or greater speed for fixed broadband, Viasat, Inc. and Space Exploration Holdings, LLC serve 100% of units in Raleigh.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Geographically, Raleigh is located in the central part of the state. The City's 2030 Comprehensive Plan Update cites an increased risk of droughts and flooding due to climate change, as well as a fluctuating supply of drinking water.

Wake County's Multi-Jurisdictional Hazard Mitigation Plan further identifies "likely" or "highly likely" degrees of risk for drought, extreme heat, hailstorm, hurricane and tropical storm, lightning, thunderstorm/high wind, tornado, winter storm and freeze, and flood risks.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Newly constructed affordable housing that the City subsidizes typically require environmental reviews and/or must meet environmental guidelines required by the Low-Income Housing Tax Credit (LIHTC) program, helping ensure such developments are not any more vulnerable to natural hazards than new market rate housing. However, as noted previously, much of the housing that is affordable to lower income households is naturally occurring – meaning older and less desirable housing. Many of these older units, built to less stringent standards compared to today's standards, may be at increased risk to natural hazards.

Strategic Plan
SP-05 Overview

Strategic Plan Overview

The elements in this section establish the context for the goals below. These goals will be addressed with federal grant funds and other resources over the next five years under this Consolidated Plan. Certain sections outline the various factors used to help set those goals such as geographic priorities (SP-10), identification of priority needs (SP-25), and market influences on housing development (SP-30).

Other elements describe areas where the City and our partners have responsibility for compliance with other statutes that impact projects funded with federal grants such as the mitigation of lead-based paint (SP-65), and addressing barriers to housing under the Fair Housing Act (SP-55).

Furthermore, the City connects projects funded or leveraged through this plan to related initiatives, such as the City's homelessness strategies (SP-60) and programs addressing poverty within a broader context (SP-70). The Strategic Plan provides an overview of the City's objectives for federal grant utilization over the next five years. A new Annual Action Plan is developed each year of the plan, detailing how specific grant resources will be allocated to specific activities that align with the following overarching Strategic Plan Goals:

Five-Year Priority Needs and Goals

The needs identified through public and stakeholder input along with a data-driven Needs Assessment and Market Analysis call for evidence-backed, and results-oriented goals and strategies the City of Raleigh will pursue in the five years of this plan.

Priority Needs and Strategic Goals

Priority Needs

The Consolidated Plan will focus on three Priority Needs over the next five years:

1. Housing options for households earning <30% of the AMI
2. Homelessness
3. Housing with access to employment, services, and amenities

Strategic Goals

To address these priority needs, this plan includes three Strategic Goals:

1. Increase Affordable Housing Options
2. Prevent and Reduce Homelessness
3. Increase Housing Stabilization and Supportive Services

There will be a geographic focus to the priorities listed above:

- College Park Neighborhood Revitalization Strategy Area (NRSA)
- Downtown Neighborhoods
- Citywide

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

TABLE 1 - GEOGRAPHIC PRIORITY AREAS

1	**Area Name:**	College Park
	Area Type:	Neighborhood Revitalization Strategy Area (NRSA)
	Other Target Area Description:	
	HUD Approval Date:	November 3, 2015, the Raleigh City Council approved the NRSA and the plan was approved by HUD in May 2016. In 2020, HUD approved an extension. The City is submitting a request to extend the NRSA for the term of this ConPlan with an amended NRSA Plan. See Appendix.
	% of Low/ Mod:	HUD's FY 2015 estimate of the number of LMI individuals in the study area, based on the 2006—2010 American Community Survey, indicates that Block Group 1 is 65.8% low/mod and Block Group 2 is 86.1% low/mod. Combined, the residents with low or moderate incomes in the two block groups that form the study area are 74.2% of the total population. This exceeds the HUD requirement that an area be at least 70% LMI to qualify for NRSA.
	Revital Type:	Housing
	Other Revital Description:	Public infrastructure
	Identify the neighborhood boundaries for this target area.	The target area is bounded by the following streets: East: Raleigh Boulevard, West: Heck Street, North: Milburnie Rd., and South: New Bern Avenue.
	Include specific housing and commercial characteristics of this target area.	Before the NRSA process, there were blighted commercial structures and a mix of vacant lots and blighted residential structures.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Most of the area is within or adjacent to an adopted redevelopment area. The citizen consultation process for the combined area began in early 2015 and continued into 2016. East College Park was identified in numerous years' Action Plan meetings as a "focus area" for City investment and is part of the NRSA.

	Identify the needs in this target area.	The utility systems in the southern section were evaluated in 2014 by the city Public Utilities Department and severe deficiencies (crumbling terra cotta lines, root intrusion, insufficient grade for proper operation of gravity lines, etc.) were discovered. Infrastructure improvements including water lines, sewer lines, storm drains, stormwater infrastructure, and new streets and sidewalks are complete.
	What are the opportunities for improvement in this target area?	Home construction for new mixed-income housing to include affordable and market-rate single-family homes began in 2017 and was completed in 2024. Townhome construction will begin in FY2025-2026. Two phases of the redevelopment of Washington Terrace have been completed by DHIC with family and senior affordable housing units. Support for housing rehabilitation and downpayment assistance due to the communities' proximity to the City's soon-to-be-constructed Bus Rapid Transit corridor and station that are under construction as of late 2024.
	Are there barriers to improvement in this target area?	The area's increasing cost of construction materials and a shortage of available labor for subcontractors because of the profitable local housing market.
2	**Area Name:**	Downtown Neighborhoods
	Area Type:	Local Target area
	Other Target Area Description:	Neighborhoods that ring downtown, outside the NRSA
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	Site improvements, disposition
	Identify the neighborhood boundaries for this target area.	The target area boundaries (see map in Appendices) are as follows: West: Wilmington Street; South (from W to E) Hoke Street from Wilmington St. to Garner Road, south to Peterson Street east to State Street; East (from S to N): State Street from Peterson Street to Bragg Street, east one block to Coleman Street, north one block to Martin Luther King, Jr. Boulevard (MLK), east to Little Rock Creek, following western edge of Chavis Park to rear property lines of homes on 600 block of E. Lenoir Street to Wynne Street up to E. Lenoir St., east to Rock Quarry Road/Tarboro Street, north to New Bern Avenue.
	Include specific housing and commercial characteristics of this target area.	Some areas of blighted rental housing (some of it boarded), vacant lots.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The area includes several legacy Redevelopment Areas that ring downtown. This area has been the focus of extensive investment and community engagement through the years.

	Identify the needs in this target area.	Vacant lots, small areas of aging infrastructure, and deteriorating housing mixed in with recent market-rate infill housing.
	What are the opportunities for improvement in this target area?	Opportunities for City-sponsored affordable housing on City-owned lots. The City's Small-Scale Rental Development program combines City-owned lots with funding support to create rental units with deeper income targeting. The program prioritizes units serving households up to 30% of the AMI. The City has acquired property around Moore Square, one of two premier parks in the downtown area, with plans to provide mixed-use development and affordable housing adjacent to the park and GoRaleigh transit station and Raleigh Rescue Mission.
	Are there barriers to improvement in this target area?	The area is experiencing significant private investment with market rate housing, given its proximity to the central business district, which is undergoing significant residential and commercial development. The lots owned by the City provide perhaps the only opportunities for affordable housing located within walking distance of downtown.
3	**Area Name:**	CITYWIDE
	Area Type:	Local Target area
	Other Target Area Description:	City of Raleigh Corporate Limits
	HUD Approval Date:	N/A
	% of Low/ Mod:	43.8%
	Revital Type:	Other
	Other Revital Description:	Rental development, homebuyer, and rehab assistance, public services
	Identify the neighborhood boundaries for this target area.	The City of Raleigh corporate boundaries.
	Include specific housing and commercial characteristics of this target area.	There are areas in the city lacking affordable housing opportunities. The Affordable Housing Location policy of the City encourages the distribution of affordable housing opportunities and avoids the concentration of affordable housing.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Resident input has encouraged the City to address citywide affordable housing needs.
	Identify the needs in this target area.	As the price of housing continues to increase, it has become increasingly difficult for residents with minimum wage or low-paying jobs to keep stable housing. Preventing and reducing homelessness is a citywide need.
	What are the opportunities for improvement in this target area?	Increasing the supply and condition of affordable housing (particularly rental housing) throughout the city.

	Are there barriers to improvement in this target area?	Barriers include limited resources, a past history of restrictive zoning policy, increasing land costs, interest rates, supply costs, and the lack of construction labor- especially for subcontractors.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

In the 1970s, the City of Raleigh began using state urban redevelopment law to delineate high-priority areas for public investment. The redevelopment plans, adopted by the City Council, were used as the basis for neighborhood revitalization investments using CDBG investment and local dollars to remove blight and create new housing opportunities.

More recently the City has used an NRSA and an Affordable Housing Location Policy to guide its investments in affordable housing – the latter to provide incentive to tax credit developers to create rental housing opportunities outside of subsidized housing concentrations or Racially Concentrated Areas of Poverty (RCAPs). An annual Notice of Funding Availability process articulates the City's priorities in the type of location of affordable rental housing development. This includes a preference for locations near transit to connect residents with employment and services.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

TABLE 2 – PRIORITY NEEDS SUMMARY

1	**Priority Need Name**	Housing options for households earning <30% of the AMI
	Priority Level	High
	Population	Extremely Low
	Geographic Areas Affected	CITYWIDE, Downtown Neighborhoods
	Associated Goals	• Increasing Affordable Housing Options • Prevent and Reduce Homelessness • Increase Housing Stabilization and Supportive Services
	Description	Over the next five years, the City of Raleigh will increase the number of housing opportunities for those earning less than 30% of the AMI of affordable housing in the jurisdiction.

	Basis for Relative Priority	The need for additional affordable housing available to extremely low-income households in the City of Raleigh is shown in the demographic data of severely cost burdened households and those living in poverty highlighted in the Needs Assessment. According to the 2019-2023 American Community Survey estimates, of Raleigh's 196,924 households, 23,400 households (12%) have incomes below of 30% AMI, and 23,870 households are severely cost burdened. Based on the Market Analysis in this plan, only 6,515 rental units are affordable to those under of 30% AMI. The scarcity of affordable housing and a growing population make it important for the City to proactively address this need by using new strategies to make more affordable housing available for the growing number of lower-income households. The stability provided by safe and affordable housing improves quality of life, makes it easier to find and maintain employment, and provides greater access to essentials such as food, transportation, and quality childcare. Access to affordable housing can prevent homelessness. Survey respondents ranked this need as the number one issue Raleigh is experiencing related to affordable housing.
2	**Priority Need Name**	Homelessness
	Priority Level	High
	Population	Extremely Low Very Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development
	Geographic Areas Affected	CITYWIDE, Downtown Neighborhoods
	Associated Goals	• Increasing Affordable Housing Options • Prevent and Reduce Homelessness • Increase Housing Stabilization and Supportive Services

	Description	The City of Raleigh, working with Wake County and the Continuum of Care, aims to decrease homelessness and improve pathways to permanent housing. The City receives an annual entitlement allocation of ESG funds from HUD. These funds can be used to pay for emergency shelter, rapid re-housing, and prevention activities. The City has also used CDBG resources to support the men's shelter that Wake County owns and operates in the city, as well as white flag emergency shelter operations. Nonprofit organizations serving homeless and low-income clients will receive funding support.
	Basis for Relative Priority	The average Point-in-Time (PIT) count for 2021 and 2023 was 914 experiencing homelessness, years chosen for their reliable data. Best practice for estimating the true number of people experiencing homelessness in a community is to multiply the most recent PIT count by three. Applying this methodology to the PIT count average of 914 yields an estimate of 2,742 individuals who experience homelessness each year. Recent outreach identified 80 encampments in Raleigh and Wake County. In 2023, 463 individuals were unsheltered, representing 51% of the total PIT count and double the 2020 count. Of those, 38% were chronically homeless, 10% were unaccompanied youth (18-24), and 14% were households with children. Survey results ranked homelessness as the #2 issue Raleigh is experiencing related to affordable housing.
3	**Priority Need Name**	Housing with access to employment, services, and amenities
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Individuals Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	CITYWIDE, Downtown Neighborhoods, College Park NRSA
	Associated Goals	Increasing Affordable Housing Options

	Description	Connecting transit to affordable housing developments greatly increases the quality of life for residents, businesses, and the wider community. Living near transit decreases costs related to owning and maintaining a vehicle, commute times, and emissions. The City of Raleigh highly prioritizes this connection through identifying, acquiring, and sponsoring rental development of sites along transit corridors. The City also allocates resources to small businesses along these corridors and has incentivized the private market to include affordable housing through zoning flexibility. The City adopted an Affordable Housing Location Policy to encourage the development of multifamily apartment units near employment centers and transit services.
	Basis for Relative Priority	Affordable housing options are often located far from employment and retail centers, resulting in long commutes. Low-income cost burdened households, especially renter households, are extremely impacted due to a lack of funds for transportation costs. This can lead to financial stress, poor health outcomes, and reduced quality of life. Further, seniors who are no longer able to drive may need alternative forms of transportation, such as public transit, ride-sharing, and safe walking routes. "Housing that is affordable is located far from retail and employment centers and requires a long commute and/or use of a private vehicle" was ranked as the #3 issue Raleigh is experiencing related to affordable housing in the community survey.

Narrative (Optional)

Five-Year Priority Needs and Goals

The needs identified through public and stakeholder input along with a data-driven Needs Assessment and Market Analysis call for evidence-backed, and results-oriented goals and strategies the City of Raleigh will pursue in the five years of this plan.

Priority Needs and Strategic Goals

Priority Needs

The Consolidated Plan will focus on three Priority Needs over the next five years:

1. Housing options for households earning <30% of the AMI
2. Homelessness
3. Housing with access to employment, services, and amenities

Strategic Goals

To address these priority needs, this plan includes three Strategic Goals:

1. Increasing Affordable Housing Options
2. Prevent and Reduce Homelessness
3. Increase Housing Stabilization and Supportive Services

All programs in the Consolidated Plan and the Annual Action Plan support the effort to address these needs and will benefit LMI households in the City of Raleigh.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant-Based Rental Assistance (TBRA)	Historically low rental vacancy rates, household incomes that are not keeping up with rising rents, high demand for Section 8 vouchers, and little increase in federal funding to address demand. According to 2017-2021 CHAS data, there were approximately 24,345 extremely low-income households in Raleigh. Renters account for 18,730, or 76.9%, of these households.
TBRA for Non-Homeless Special Needs	There are 67,644 Raleigh residents over the age of 62, and 30% of these seniors have a disability. 10.6% of seniors in Raleigh live in poverty. In total, there are 78,668 citizens living with a disability. (2019-2023 ACS)
New Unit Production	Raleigh's continued rapid growth has put pressure on land prices, especially near downtown. The majority of these private market residential developments are "luxury" rentals. Because the area is attractive to investors and developers, land is increasingly becoming scarce and expensive as the private market competes for development opportunities. • Availability of land • Land and Construction Costs • Availability of market financing, interest rates
Rehabilitation	According to 2019-2023 ACS data, 18.4% of owner-occupied housing and 49.3% of renter-occupied housing units have one or more housing problems (which include lacks kitchen or complete plumbing, overcrowding, or cost burden- See Housing Needs Assessment). Vulnerable homeowners in Raleigh's historically low-income areas, including seniors, individuals with special needs, and those with stagnant incomes, are negatively impacted by rising homeownership costs. A tight lending market creates barriers to home improvement financing, requiring owner-occupied rehabilitation programs. Moreover, households of color experience ongoing disparities in accessing mortgage-backed home improvement loans.
Acquisition, including preservation	Given Raleigh's desirability and rapid growth, much of the older rental housing stock, which has been affordable due to its age and condition, is being purchased by private developers and replaced with or converted into more upscale, less affordable housing. This trend will likely continue into the foreseeable future considering the increases in land and construction costs. Most of Raleigh's housing stock is relatively new which presents challenges to preservation opportunities; 73% owner-occupied and 78% renter-occupied units were built after 1980, with 41% owner-occupied and 44% renter-occupied units built after 2000.

TABLE 3 – INFLUENCE OF MARKET CONDITIONS

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Raleigh expects to receive approximately $20 million a year in federal and local funds for housing and community development for the five years covered by this Consolidated Plan. Around a quarter of the funding will come from federal sources. The City will continue using federal funding to support the creation and preservation of affordable housing including rental development, infrastructure improvements, homeowner rehabilitation, and homebuyer assistance programs.

Public service grants funded by CDBG will include Community Enhancement Grants, South Wilmington Street Center, White Flag shelter, support for fair housing initiatives, and homebuyer counseling. ESG funds will continue to fund services assisting those experiencing or at-risk of homelessness. HOME will support the creation and preservation of affordable housing and rental assistance.

In 2024, The City was approved by HUD to receive $14.2 million in additional assistance through the Section 108 Loan Guarantee program, and a Section 108 loan pool is being created to make equitable investments in economic, housing, and community development projects. The Section 108 Loan Pool can be used for the following activities: acquiring land for redevelopment, revitalizing housing stock, developing new public facilities, directly assisting businesses and nonprofits, and funding real estate development projects. Projects funded through the Section 108 Loan Pool will benefit city residents by providing opportunities for LMI residents to access permanent residential housing, public facilities, or by permitting other economic development activity to take place. Individual projects will be evaluated by a loan investment committee led by the Housing and Neighborhoods Department and comprised of City and community representatives.

The City administers a program called the Human Services Agency Grant, which allocates around $1.2 million in local funds to the program each year. The Human Services Agency Grant is awarded to local nonprofit agencies. The funding supports direct services to older adults (age 55 and older), youth (age 19 and younger), persons with disabilities, persons with a substance use disorder, and people experiencing housing insecurity. Programs funded through the Human Services Agency Grant must benefit low-income persons and residents of Raleigh.

In addition to federal funding sources, local funding and leveraging City-owned land are also used to implement the City of Raleigh’s Consolidated Plan strategies. More than $10 million is generated annually through the Penny for Housing, a one-cent property tax increase approved by voters in 2016. The Penny for Housing funds are primarily used for the creation of affordable housing.

Voters approved a bond for Affordable Housing in November 2020 to provide supplemental funding to existing programs such as rental development and homebuyer assistance. Most of these bond funds have been spent or committed. The 2025-2026 Fiscal Year will be the last year of programming for the remaining bond funds in the Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public - Federal	Acquisition, Admin and Planning, Housing, Site Improvements, Public Services, Overnight shelter	$2,877,282	$175,000	$0	$3,052,282	$ 11,509,128	Projections for the remainder of the ConPlan period based on the previous federal fiscal year allocation.
HOME	Public - Federal	Admin and Planning, Homebuyer assistance, Homeowner rehab, Multifamily rental new construction, Multifamily rental rehab, Tenant-Based Rental Assistance	$1,432,006	$300,000	$0	$ 1,732,066	$5,728,024	Projections for the remainder of the ConPlan period based on the previous federal fiscal year allocation.
ESG	Public - Federal	Overnight shelter, Rapid re-housing (rental assistance)	$250,440	$0	$0	$250,440	$1,001,760	Projections for the remainder of the ConPlan period based on the previous federal fiscal year allocation.
Other-Bond	Public - Local	Homebuyer assistance, Homeowner Rehab, Rental Development	$11,800,000	$0	$0	$0	$0	City issued general obligation bond to pay for affordable housing activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
Other-Penny for Housing Tax	Public-Local	Homeowner rehab, Housing, Multifamily rental new construction, Multifamily rental rehab	$10,833,000	0	0	$10,833,000	$45,516,997	One-cent property tax approved by voters in 2016.
General Fund - Human Services Agency Grant	Public-Local	Grants to non-profits providing direct services to low-income residents	$1,374,500	$0	$0	$1,374,500	$5,498,000	General Funds allocated annually by City Council.
Section 108	Public-Federal	Acquisition of Real Property, Housing Rehabilitation, Special Economic Development, Public Facilities and Improvements	$14,200,000	$0	$0	$14,200,000	$14,200,000	Section 108 offers state and local governments the ability to transform a small portion of their (CDBG) funds into federally guaranteed loans large enough to pursue physical and economic revitalization projects.

TABLE 4 - ANTICIPATED RESOURCES

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds will be used to leverage additional resources in the following ways:

- Affordable housing development activities include loans to private developers that build or preserve affordable rental units. The City provides funding to developers that receive federal Low-Income Housing Tax Credits (LIHTC) for rental development projects. The city loans serve as gap financing and cover any financing gaps that developers could not borrow from commercial lenders or obtain through other financing options. In this way, the loans provided by the City leverage both private dollars from developers in the form of equity, market rate loans, and public dollars from the LIHTC program. Some rental development projects may receive funding other government entities, such as the North Carolina Housing Finance Agency (NCHFA) and Wake County.

- ESG funds leverage funding for programs that assist homeless individuals and families. ESG requires dollar-for-dollar match – either from the City or from local Subrecipients. Every two years, the City collaborates with Wake County to issue an RFP for homeless and affordable housing services.

- CDBG and HOME funds can be used to provide homebuyer assistance and leverage private financing obtained by homebuyers. CDBG funds are also used to fund activities associated with the construction of new housing units that provide homeownership opportunities. These CDBG and HOME funds leverage investments from private developers. Local funds will provide a match for HOME funds.

- The Community Enhancement Grant Program (CEG) awards CDBG funds to nonprofits to administer public services to low-income residents and can be used to cover up to 50% of the program costs. Nonprofit awardees must match 50% or more of the program funding with funding from other sources. The CEG program will continue through the first year of the Consolidated Plan, but the program will be re-evaluated after this time. The City's Human Services Agency Grant provides more than $1 million to non-profits that serve low-income Raleigh residents that are older adults, youth, experiencing housing insecurity, have a disability, or have a substance abuse disorder.

- Future homeowners use private lenders for first mortgage loans and can supplement with the City's homebuyer assistance programs to close the gap in the resources needed to secure their first homes. The homebuyer assistance funding can be used to cover down-payment costs associated with purchasing a home.

- An $80 million affordable housing bond was approved by 72% of voters in the November 2020 election. The bond is providing additional funding to existing programs such as rehabilitation of homeowner housing, rental development, and homebuyer assistance. It has also been a mechanism for developing affordable housing along transit lines. Combined with HOME and CDBG funds, this significant local investment represents a strong commitment to the creation and preservation of affordable housing.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

East College Park

In 2016, the City started construction on the largest infrastructure project it has implemented with CDBG funds. Single-family infill construction, the first housing component of the East College Park development, is complete. This area was designated as a Neighborhood mixed pricing strategy, which helps provide a range of incomes to have access to homeownership. The second component is the construction and sale of townhomes. Evergreen Construction Company has been selected through a competitive process to build townhomes in East College Park. There will be at least 12 townhomes, with plans for the remaining sites under review due to rising cost constraints. In collaboration with the Parks, Recreation, and Cultural Resources Department, a new park was opened in 2022. The City is utilizing a Neighborhood Revitalization Strategy Area (NRSA) designation from HUD to manage a mix of 60% of homebuyers under 80% of the AMI and 40% of homebuyers unrestricted by income limits.

West Idlewild

The West Idlewild area has been a focus area for many years. In February 2024, City Council authorized the execution of an Option to Purchase with the Raleigh Area Land Trust, Inc. (RALT) a local non-profit developer for three City-owned sites of 1.17 acres. The proposed project known as the Cottages of Idlewild will include 18 affordable units (14 for-sale and 4 rental) ranging from up to 30% to 80% of AMI through a Community Land Trust model which provides long-term affordability at a minimum of 99 years. The start of construction is estimated to occur in 2025.

Downtown Neighborhoods

The Downtown area has been a focus area for City redevelopment for years. The City will enter into land leases for several properties in the area through a Request for Proposal (RFP) process. These properties are projected to produce affordable multifamily rental housing in FY 2025-2026. The following are sub-areas within Downtown:

- **East-Cabarrus:**

  The City Housing and Neighborhoods Department issued a Downtown Rental Housing Development Request for Proposals (RFP) in the fall of 2024. In those original RFP issuances, the City originally offered two clusters of City-owned sites through a long-term lease located at 414 and 416 E. Cabarrus Street and 504 S. East Street (East/Cabarrus Cluster) for the development of mixed-income rental housing on the quarter-acre site.

  The minimum affordability requirement included 20% of the total units to be set aside as low-income units not to exceed 60% of the AMI with an affordability period equal to the ground lease term. The new RFP also included the availability of a total City subsidy request up to a maximum of $1 million. Highly competitive proposals were received, and staff plans to ask City Council to approve the staff-recommended development partner by the end of April 2025.

- **Bloodworth:**

  The Bloodworth parcels, 424 and 428 S. Bloodworth Street totaling approximately 0.12 acres, are City-owned sites. After the two issuances received only one incomplete proposal, staff received feedback from a small group of potential developers which included references to development difficulties due to the Bloodworth parcels' small lot sizes, parking constraints, and orientation of the sites. As a result, the City Council designated the parcels as surplus, authorizing staff to negotiate sales of these properties under land disposition methods available to the City under state law for the intended use of affordable homeownership development.

  Habitat for Humanity of Wake County proposes to pay $100,000 for each Bloodworth Cluster parcel for a total of $200,000 and to construct two affordable units on each parcel for a total of four affordable units in the form of

two-family attached homes (i.e., duplexes) for low-income first-time homebuyers. Two units would be sold to households earning up to 60% of the AMI and two units to households earning up to 80% AMI. The proposed development will result in newly constructed affordable ownership units and supports the City's goal of increasing the supply of affordable housing.

- **Moore Square:**

  The City Housing and Neighborhoods Department (Department) issued the Request for Proposals (RFP) on March 11, 2022, with the goal of delivering high-quality mixed-use commercial development and affordable housing to activate the ~4-acre Moore Square south parcel and east assemblage which are in the Downtown East Redevelopment Area. The plan is to leverage current and future transit access and increase housing choices. The City provided strategies to developers for maximizing affordability by offering various incentives such as reduced ground lease rate, LIHTC equity, and shared infrastructure (such as parking), among other valuable incentives to maximize development outcomes. The Council selected one commercial development partner, Loden Properties, and one affordable housing development partner, Harmony House.

  The proposed program will see the Moore Square East assemblage (2.85 acres) developed with a mix of 160 affordable housing units (see below), market rate units, hotel, grocery, and retail developed on a ground lease, utilizing 4% LIHTC City/County gap financing. City Council authorized the ground lease with Harmony House in May 2024 and the affordable housing project is proceeding on target with its plan to close in 2026.

  Proposed Moore Square East Affordable Housing AMI Mix:
  - <30% AMI: 24 units (15%)
  - <50% AMI: 32 units (20%)
  - <60% AMI: 72 units (45%)
  - <80% AMI: 32 units (20%)

  The plan for the Moore Square South parcels (1.15 acres) will see the selected for-profit development partner, Loden Properties, develop a 150-room hotel with mixed-use retail on the ground floor. As the South parcels project attempts to move forward, it is important to note that the project has been hampered by market conditions and various other factors that have increased costs and created difficulties to both secure funding and close on the sites. As a result, staff is exploring various solutions to cover the large funding gaps, including recommending the possible reissuance of both the Moore Square east assemblage and south parcels via upset bid in the near future.

- **15 Summit Avenue:**

  This 0.92-acre City-owned site is located within the Southern Gateway Opportunity Zone into downtown which has long been a part of the city's Comprehensive Plan for area improvements such as the future Southern Corridor Bus Rapid Transit (BRT) route, offering enhanced incentives for qualifying development projects.

  The City Housing and Neighborhoods Department is partnering with a non-profit to build an ~11-unit tiny home, cottage court rental community for individuals experiencing homelessness or housing insecurity.

- **Former DMV Site:**

  On June 24, 2024, the City of Raleigh acquired the former North Carolina DMV headquarters in Southeast Raleigh, a 5.88-acre site with potential for community-driven development. The City began working with NCDOT and State legislators to acquire the site back in 2019 when the DMV headquarters moved to Rocky Mount. The site is located within the New Bern Station Bus Rapid Transit Area plan, which provides a basic blueprint for what the site could become.

Historically, this area was home to many African Americans during segregation and was known for its close-knit community. Although the neighborhood has changed with rising costs and new residents, many legacy residents remain, keeping the strong sense of togetherness alive. The City's redevelopment plans for the site aim to honor and preserve this rich history.

In January 2024, the City launched an engagement plan to gather input from residents, business owners, and community leaders on their vision for the site. A Project Working Group was also formed to guide the development process.

Affordable housing, mixed-use, and community space elements are early considerations for the site. The visioning process is scheduled to be completed by late spring 2025.

Small-Scale Rental

In July 2022, the City awarded $2 million, and in May 2023 an additional $1.3 million was awarded for a total of $3.3 million in funds to Southeast Raleigh Promise, Inc. (SERP), a local nonprofit, to develop 27 affordable rental units on ten City-owned parcels located in Southeast Raleigh. In addition, in May 2023 the City awarded $700,000 to CASA, a local nonprofit, to develop 9 affordable rental supportive units for young adults transitioning out of foster care located at 601 Method Road. The City will continue to explore small-scale opportunities with community developers.

Discussion

The City of Raleigh anticipates approximately $20 million annually over the next five years for affordable housing and community development, with roughly 25% from federal sources. Federal funds will support affordable housing creation and preservation, public service grants, homelessness services, and rental assistance. Local funding, primarily from the Penny for Housing property tax, will contribute over $10 million annually, focusing on affordable housing creation. The remaining funds from the 2020 Affordable Housing Bond will be utilized in the first year of this plan, supplementing existing programs. The City also uses City-owned land to help implement the plan.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Wake County Government	Continuum of Care Lead Agency	Homelessness	Jurisdiction
Triangle Family Services	Non-profit organization	Homelessness Public Services	Jurisdiction
Catholic Charities	Non-profit organization	Homelessness	Jurisdiction
Passage Home Inc	CHDO	Homelessness Rental	Jurisdiction
CASA	CHDO	Rental	Region
DHIC, Inc.	CHDO	Ownership Rental	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Habitat for Humanity of Wake County	Non-profit organization	Ownership	Jurisdiction
Family Promise of the Triangle	Non-profit organization	Homelessness	
Families Together	Non-profit organization	Homelessness	Jurisdiction
Healing Transitions International, Inc	Non-profit organization	Homelessness	Jurisdiction
Haven House	Non-profit organization	Homelessness	Jurisdiction
Urban Ministries of Wake County	Non-profit organization	Homelessness	Jurisdiction
Salvation Army	Non-profit organization	Homelessness	Jurisdiction
North Carolina Housing Finance Agency	Government	Homelessness Ownership Rental	State
Raleigh Housing Authority	PHA	Public Housing	Jurisdiction
Housing Authority of the County of Wake	PHA	Public Housing	Jurisdiction
Alliance Behavioral Health Care	Regional organization	Homelessness	Region

TABLE 5 - INSTITUTIONAL DELIVERY STRUCTURE

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths include:

- The Wake County Continuum of Care enables all agencies to coordinate with each other.
- Creative partnerships and receptivity of referrals among service delivery agencies.
- People continuing to move from homelessness to housing even during the extreme shortage of affordable housing.
- Ongoing assessment and desire for improved methods and results.

Since homelessness is a housing affordability issue, accessible and available housing is essential for ending homelessness. In addition to a lack of housing, particularly the significant shortage of low-barrier housing options for individuals experiencing unsheltered homelessness, other gaps and challenges are outlined below.

- Limited case management support for persons experiencing homelessness.
- Limited housing support, especially for people who need mental health services.
- Limited support for persons leaving institutions and systems of care.
- Decrease in shelter beds and drop-in center capacity which has contributed to an increase in unsheltered homelessness.
- Limited Flexible funding to support residents with housing access barriers such as prior evictions, justice system involvement, and/or medical needs who may not otherwise qualify for housing.
- Additional outreach supplies, on-site medical support, and community resources (e.g., benefits eligibility workers, behavioral health services) are needed for immediate and urgent health and safety needs of those experiencing unsheltered homelessness.

- Transitioning Continuum of Care (CoC) challenges, as over the past two years the CoC has transitioned between lead agencies (the organization responsible for coordinating homeless response efforts), which has resulted in diminished lead agency staff capacity, including the loss of the Access Hub – a dedicated phone line for the coordinated entry system.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		X
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X		X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

TABLE 6 - HOMELESS PREVENTION SERVICES SUMMARY

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

All services targeted to persons with HIV/AIDS funded through HOPWA are used by persons with HIV/AIDS. Targeted services include Tenant-Based Rental Assistance, Short Term Rental, Mortgage, and Utility Assistance, and case management.

All people experiencing homelessness who present at Wake County shelters or community agencies, or who are found through outreach and are willing to, will work with case managers who can refer them to mainstream services through Wake County Human Services, Veterans Administration and other state programs.

Their case managers connect them with the appropriate health and mental health providers, as well as the appropriate employment services that are a good fit for them depending on their situation.

Wrap around services are provided to chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Unaccompanied Youth
Strengths: Two local agencies provide case management and limited financial assistance to unaccompanied youth experiencing homelessness and young people aging out of foster care.

Gaps: Limited funding.

Veterans
Strengths: Several local agencies and affordable housing developers provide case management and build housing for Veterans. HUD Veteran Affairs Supportive Housing (VASH) vouchers are an excellent form of rental assistance. Veterans Affairs offers reliable services. Active Mayors' Challenge to End Veteran Homeless Taskforce. County-funded leadership and rental assistance committed to veterans.

Gaps: More housing and more rental assistance are needed.

Homeless Individuals
Strengths: Single adults experiencing homelessness are served by nonprofits providing rapid rehousing and emergency shelter.

Gaps: Lack of enough affordable housing to allow individuals to move out of shelters. Jobs that pay enough to allow people to pay their own rent after the term of their Rapid Rehousing assistance ends. Transportation.

Homeless Families
Strengths: Several nonprofit agencies provide rapid rehousing and/or emergency shelter with programs and case management for families with children experiencing homelessness.

Gaps: Lack of enough affordable housing to allow families to move out of shelters. Jobs that pay enough to allow people to pay their own rent after the term of their Rapid Rehousing assistance ends. Transportation.

Chronically Homeless Individuals
Strengths: Permanent Supportive Housing programs for chronically homeless individuals.

Gaps: Lack of enough affordable housing. Employment for people to achieve self-sufficiency.

People with HIV/AIDS
Strengths: Tenant-based rental assistance, short-term rental, mortgage, and utility assistance, case management

Gaps: Lack of enough funding for people on the wait list for vouchers, lack of capacity of community agencies.

People with Disabilities

Strengths: The Wake County Permanent Housing & Supportive Services Division includes housing options and wrap-around services that may be currently insufficient but are critically needed for the level of care and support required by Wake County's most vulnerable citizens. The Targeting Program uses a combination of funding sources to maintain low rents for people with disabilities and includes a case management component.

Gaps: Lack of enough units for the Targeting Program. Tenancy supports for persons stabilized in housing.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Raleigh recognizes the special challenges faced by its very low-income elderly residents and persons with disabilities struggling to maintain residency in their homes. To address this, the City's Limited Repair Rehab program provides forgivable loans to very low-income, elderly, and/or disabled owner households, with priority given to those who are elderly or have a disability

The Wake County Continuum of Care implemented and is continuing to refine a process to improve the delivery of housing and crisis response services and to assist people experiencing homelessness or at imminent risk of homelessness by refining the community's process for access, assessment, eligibility determination and referrals across the Continuum. This process, the Coordinated Entry System, institutes consistent and uniform access, assessment, prioritization, and referral processes to determine the most appropriate response to each person's immediate housing needs. Coordinated Entry is recognized nationally as a best practice that can improve efficiency within our system, provide clarity for people experiencing homelessness, and help serve more people more quickly and efficiently with assistance targeted to address their housing needs. Wake County is working with the Continuum of Care to implement a telephone access component to the coordinated entry system.

In Wake County, there is a lack of affordable housing, which makes it difficult to quickly move people out of emergency shelter. The City continues to create affordable housing and fund rapid rehousing programs.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Affordable Housing Options	2025	2029	Affordable Housing	CITYWIDE COLLEGE PARK DOWNTOWN NEIGHBORHOODS	Housing Options for HHs Earning <30% AMI Homelessness Housing Located Near Employment	HOME: $9,949,707 CDBG: $9,328,335 City of Raleigh Affordable Housing Bond: $11,800,000 City of Raleigh Affordable Penny for Housing Tax: $56,349,997	Rental units constructed: 1,700 Units Homeowner Housing Rehabilitated: 95 Households Direct Financial Assistance to Homebuyers: 135 Households Assisted Demolition: 5 Buildings Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,795 Persons Assisted Acquisition of Existing Units: 5 Units Relocation: 3
2	Prevent and Reduce Homelessness	2025	2029	Homeless	CITYWIDE	Homelessness	ESG: $ 1,001,760 CDBG (Men's Shelter): $500,000 CDBG (White Flag):$500,000 HOME: $1,500,000	Homelessness Prevention: 25 Households Assisted Rapid Rehousing: 25 Households Assisted Street Outreach: 50 Households Assisted Homeless Person Overnight Shelter: 5,250 Persons Assisted Tenant-Based Rental Assistance: Households Assisted: 80

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Increase Housing Stabilization & Supportive Services	2025	2029	Non-Housing Community Development Homeless Non-Homeless Special Needs	CITYWIDE	Housing Options for HHs Earning <30% AMI Homelessness	CDBG: $2,775,000 City of Raleigh General Fund - Human Services Grant: $6,500,000	Public service activities other than Low/Moderate Income Housing Benefit: 5,750 Persons Assisted (CEG, Homebuyer Counseling) Human Services Grant: 14,000 Assisted Fair Housing Conference

TABLE 7 – GOALS SUMMARY

Goal Descriptions

1	**Goal Name**	Increase Affordable Housing Options
	Goal Description	In response to the escalating disparity between affordable housing needs and income growth, the City of Raleigh will commit more than $85 million over the next five years to the creation and preservation of affordable housing. The development of rental units will be prioritized to maximize unit creation and ensure long-term affordability. Preservation initiatives to prevent displacement will encompass homeowner rehabilitation, homebuyer assistance for down payments, and the acquisition and rehabilitation of existing affordable housing stock. Infrastructure, land acquisition, demolition, and relocation are additional activities that will support the development of affordable housing. Funding will be provided by HOME, CDBG, the local Penny for Housing property tax, and the 2020 Affordable Housing Bond.
2	**Goal Name**	Prevent and Reduce Homelessness
	Goal Description	This goal addresses enhancing the continuum from shelter to permanent housing for persons who experiencing sheltered and unsheltered homelessness. The City will prioritize the availability of solution and housing-focused low-barrier housing aligned with the Housing First and Harm Reduction principles. Continued partnership with Wake County, Continuum of Care, and providers will be critical to strengthening the county-wide system. A mix of federal and local funds will be utilized including the federal ESG and CDBG.
3	**Goal Name**	Increase Housing Stabilization & Supportive Services
	Goal Description	Through meeting the needs of those in the community through services and resources, the City of Raleigh seeks to provide quality-of-life improvements in people's lives through initiatives including support for non-profit programs, housing counseling, landlord engagement, programmatic and housing support for people with disabilities, and public engagement outreach about available housing and resources and programs. The source of funds will be CDBG and the locally funded Human Services Grants.

TABLE 8 – GOAL DESCRIPTIONS

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Funds set aside over the 5-year period covered by this plan will benefit approximately 1,948 extremely low-income, low-income, and moderate-income households.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Raleigh Housing Authority (RHA) meets the required number of accessible units in its public housing portfolio and exceeds the required number in its Rental Assistance Demonstration (RAD)/Project Based Voucher (PBV) conversion sites. Due to the age of some of the units it was not feasible to add fully compliant Section 504 units at every property. Therefore, RHA has two types of accessible units – those that are fully 504 compliant and those that have been modified.

	Fully Compliant 504 Units	Modified Units	Combined Totals
Public Housing	5.61%	3.37%	**8.97%**
RAD/PBV	17.10%	3.11%	**20.21%**
Total	**7.09%**	**3.30%**	**10.39%**

Activities to Increase Resident Involvements

RHA provides funding for the authority-wide resident organization known as the Inter-Community Council, Inc. (ICC). The ICC is a 501 (c)3 non-profit organization. RHA is also funding resident councils in the various public housing communities. Elections are held every other year for two-year terms. Community newsletters, emails, social media, and flyers are provided to keep residents informed of RHA activities and resident services opportunities.

Is the public housing agency designated as troubled under 24 CFR part 902?

No, RHA is a High Performer agency.

Plan to remove the 'troubled' designation

Not applicable, RHA is not designated as a troubled housing authority.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing – see Market Analysis, section MA-40 for additional detail

Cost of Housing Development:

The cost of developing housing, including land costs and construction costs is rapidly increasing. Construction costs increased by almost 20% from 2020 to 2024 according to the U.S. Bureau of Labor Statistics. The increased cost of construction has led to higher market prices, making housing less affordable.

Lack of Funding:

The amount of federal funds – CDBG, ESG, and HOME – has not kept pace with inflation or the need. Federal funding for maintaining existing or building new public housing, which is the primary source of housing for very low- and extremely low-income households, has been on a long-term downward trend and resources to address housing for the non-homeless hardest-to-serve (e.g., the working poor) is very limited.

Additionally, the formula used by HUD to allocate CDBG includes "age of housing" among the metrics. Raleigh is seeing private sector removal of significant numbers of older "naturally occurring" affordable apartment communities. This trend could reduce the funding available to the City to address its shrinking supply of such units.

Zoning Policies:

The state of North Carolina law does not allow for mandatory inclusionary zoning and past efforts to pass laws (or introduce bills) to allow it in specific jurisdictions have been unsuccessful. Affordable housing development has been stunted due to the proliferation of low density, single-family zoning. Approximately 55% of land within the City of Raleigh was zoned for single-family housing prior to 2021.

As North Carolina is a "Dillon Rule" state, meaning that municipalities only have the powers granted to them by the state legislature, the City of Raleigh is limited in its ability to innovate in creating additional affordable units beyond traditional methods already allowed in state law. Most of the traditional methods involve financial investments by the City and, of course, such methods can only reach as far as the funds that are available.

Additional State Policies:

Affordable housing remains a relatively low priority at the state level and the elimination of state's housing tax credit program for the development of low-cost housing has reduced the funds available to address housing needs statewide. Additionally, the state Qualified Allocation Plan requirements make it difficult for a single city, even one that is growing rapidly, to receive more than two low-income housing 9% tax credit development per year and the scoring system discourages mixed income housing and redevelopment of inner-city sites except in narrow circumstances. Raleigh has pointed out to NCHFA in the past these concerns as well as an apparent suburban bias in the LIHTC scoring system.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City's Affordable Housing Location Policy aims to expand affordable housing choices for all residents. This policy identifies census tracts with high concentrations of racial and ethnic minorities, as well as those with a high percentage of subsidized rental properties. The policy encourages affordable housing development in underserved areas located near transit lines, employment centers, and commercial centers, specifically outside of the identified concentrated census tracts.

As Raleigh's housing costs escalate, the city faces a growing loss of naturally occurring affordable housing, particularly older apartment complexes. Recognizing the urgency, the City partnered with Wake County, Truist Bank, Wells-Fargo Bank, First Horizon Bank, and Self-Help Ventures Fund to create the Wake Affordable Housing Preservation Fund (WAHPF) in 2022. The WAHPF is a loan fund capitalized with 61.6 million dollars and provides financing for nonprofit and for-profit developers to acquire, refinance, rehabilitate, and preserve existing affordable multifamily rental housing across Wake County. The City also provides gap financing to developers for the acquisition and rehabilitation of small-scale rental housing properties and large multi-family apartment communities.

Another partnership to better address the fair housing impediments in the local housing market is the Regional Analysis of Impediments (AI) to Fair Housing Choice being carried out with the participation of the City of Raleigh, Wake County, Town of Cary, and the two local housing authorities. This process included data analysis, focus groups with partner agencies, and public meetings to assess the barriers to fair housing in the region. The findings of this analysis influenced the selection of the goals in this plan.

Additionally, The City of Raleigh will continue to prioritize connecting affordable housing and transit. The City will continue to identify sites for housing development opportunities along transit corridors utilizing existing funding strategies including the 2020 Affordable Housing Bond. Local zoning code changes incentivizing the inclusion of affordable units have been implemented in areas surrounding the City’s investments along transit lines, including the proposed Bus Rapid Transit (BRT) routes. The incentives include height bonuses if required affordable housing targets are met (ex. 5 stories instead of 3).

The Raleigh City Council is committed to expanding housing choices through ongoing regulatory changes. A key focus is on 'Missing Middle' housing types, such as duplexes, triplexes, and townhouses, which bridge the gap between single-family homes and large apartment buildings. These types integrate well into existing neighborhoods.

In recent years, the Council has adopted ordinances allowing Accessory Dwelling Units (ADUs), Missing Middle housing, and tiny homes by right. Additionally, Raleigh employs proactive zoning strategies, offering significant development bonuses along transit corridors in exchange for affordable units within market-rate projects.

These alternative housing types have contributed to new housing development and will continue to play a crucial role in enhancing housing affordability in Raleigh.

The City of Raleigh has created an expedited review process for affordable housing projects receiving city-supported funds. This process includes a flag in the permitting software to prioritize these projects, recognizing the importance of meeting funding deadlines and facilitating timely development.

SP-60 Homelessness Strategy - 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

Outreach to homeless persons is conducted in a variety of ways:

- The City of Raleigh is a member of the Raleigh/Wake County Continuum of Care (CoC) Governing Board, which provides oversight and guidance to the CoC and programs serving those experiencing homelessness. Staff participate in monthly committee meetings, with the goal of involving persons with lived experience.

- The City of Raleigh is a member of the Raleigh/Wake County CoC and staff participate in monthly CoC meetings where representatives from the City, County, service providers, and individuals with lived experience give updates and discuss pertinent issues. The City works closely with Wake County, which serves as the lead collaborative applicant and also administers the Homeless Management Information System (HMIS) and manages Coordinated Entry.

- Oak City Cares is a non-profit and multi-service center that connects individuals and families at risk of or currently experiencing, homelessness to coordinated services. Through partnerships with more than 20 community providers, the Center serves as an entry point for accessing programs operated by local partner agencies. The property for Oak City Cares was acquired by Wake County on March 29, 2017, and the City contributed $3.14 million toward the property purchase and construction costs. Oak City Cares provides an integrated set of homelessness prevention, assessment, case management, advocacy, access, and referral services and resources. The City will provide local funds to Oak City Cares to provide weekend and holiday meals.

- The South Wilmington Street Center is a men's shelter run by the Wake County Human Services Department. The Center offers emergency beds to men through a lottery system. Staff encourages men at the Center to become part of the housing program because the program provides a path to permanent housing. The City will provide CDBG funds which will provide emergency shelter to thousands of homeless men.

Addressing the emergency shelter and transitional housing needs of homeless persons.

The emergency and transitional housing needs of homeless persons will be addressed through emergency shelter, rapid rehousing, and tenancy support/care coordination. The following initiatives provide more detail:

- Targeting High Needs Clients - The Raleigh-Wake Continuum of Care implemented and is continuing to refine a process to improve the delivery of housing and crisis response services and to assist people experiencing homelessness or at imminent risk of homelessness. This process, the Coordinated Entry System, institutes consistent and uniform access, assessment, prioritization, and referral processes to determine the most appropriate response to each person's immediate housing needs. Coordinated Entry is recognized nationally as a best practice that can improve efficiency, provide clarity for people experiencing homelessness, and help serve more people more quickly and efficiently with assistance targeted to address their housing needs. Coordinated Entry has established a protocol for prioritizing higher-needs clients presenting for emergency shelter and transitional housing.
- Shelter and Supportive Services - The City of Raleigh collaborates with Wake County Government to release a Request for Proposals to fund emergency shelter, rapid re-housing, homelessness prevention, street outreach, and the Homeless Management Information System. This collaborative funding process simplifies the application for providers, streamlines the contracting and reimbursement process, and enables agencies to provide consistent services to consumers. The result is more efficiency in working toward a seamless safety net for households who are homeless or at-risk of becoming homeless.
- Emergency Shelter for Singles - In Wake County, there is an insufficient number of emergency overnight shelter beds for unaccompanied single men and women experiencing homelessness. South Wilmington Street Center, operated by Wake County, provides emergency shelter for single men. The City has and continues to fund the South Wilmington Street Center with CDBG funds, which will provide emergency shelter to homeless men. In addition, the City will contribute CDBG funds for white flag shelter support.

Oak City Cares serves as a multi-services center and provides coordinated assessment and connection to housing assistance and community resources, assessment for and connection to medical, mental health, and substance use care, Weekend meals for people experiencing homelessness and food insecurity, and laundry facilities, showers, computers, and phones.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again:

- Since 2015, the City of Raleigh and Wake County have partnered on funding ESG-eligible activities by collaborating on a Request for Proposals (RFP) with a two-year funding cycle. The grants are funded with the City's ESG entitlement and the County's local Homeless Funds and will support the following ESG-eligible activities: Emergency Shelter, Street Outreach, Rapid Re-housing, Homelessness Prevention, and Homeless Management Information System (HMIS). This collaborative funding process streamlines the process and enables the CoC to provide consistent services according to adopted communitywide standards for consumers. The City, County, and CoC meet regularly and continue to work with grant recipients and help them adapt to the Combined RFP approach.
- Shortening shelter stays: The collaborative RFP requires all shelter providers to coordinate with Rapid Re-Housing providers. These purposeful connections are intended to decrease the number of days involved in an average shelter stay. Rapid Re-Housing programs are expected to operate on a Housing First model, where clients are placed in housing first and provided with the support services appropriate to their need. The Housing First model should eventually result in shorter stays at shelters and increase access to Rapid Re-Housing programs and permanent housing. The communitywide standard is no more than 45 days in shelter before being rehoused.
- Access to housing units: One priority in the City of Raleigh Consolidated Plan (ConPlan) is to "Prevent and Reduce Homelessness." One strategy for achieving this goal is to increase the production of affordable and permanent supportive housing. Additional affordable and permanent supportive housing will help those experiencing homelessness with the greatest need.
- Preventing homeless from becoming homeless again: The goal is to help individuals avoid becoming homeless after being discharged from a publicly funded institution or system of care. Community partner Alliance Behavioral Healthcare assures that services are provided to persons who are being discharged from mental healthcare facilities.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City's Housing and Homeless Services Request for Proposals (RFP) will use ESG dollars to fund the administration of

the Homeless Management Information System and rapid re-housing, street outreach, and emergency shelter.

In addition, the City of Raleigh works to prevent low-income individuals and families from becoming homeless in various ways. The efforts below are included in the City strategy:

- Providing CDBG-funded public service grants to nonprofits that provide services to homeless subpopulations.
- Providing City support for Support Circles, a Rapid Re-housing and Homeless Prevention program managed by Catholic Charities.
- City administrative support for Passage Home, a nonprofit that works to find housing for ex-offenders and homeless veterans.
- Partnerships with community agencies that provide case management, budget counseling, employment training, and financial assistance to help households who are at risk of homelessness.
- Eviction prevention legal clinic has been established in partnership with Campbell Law School which has avoided eviction for dozens of clients.
- Homelessness Prevention, Diversion, and Rapid Exit program to provide interventions to those at imminent risk of becoming homeless or experiencing homelessness.
- Homebuyer counseling and training for potential first-time homebuyers.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

For housing built before 1978, lead-based paint (LBP) mitigation practices are required. Community Development housing programs take into consideration lead-based paint hazards. All rehabilitation projects are tested for the presence of LBP hazards and, if found, are abated. This has been a best practice for the City of Raleigh since the inception of the program.

How are the actions listed above related to the extent of lead poisoning and hazards?

The presence of any amount of lead-based paint in the community poses a threat to the health, safety, and general welfare of the public. The North Carolina Lead Poisoning Prevention Program (CLPPP) currently coordinates clinical and environmental services aimed at eliminating childhood lead poisoning. The North Carolina Blood Lead Surveillance Data report issued by Children's Environmental Health using test data from the NC Department of Health and Human Services Environmental Health Section shows that in 2019, approximately 13,995 Wake County children from newborns to 6 six years old were tested for lead poisoning. Of those children tested, 17 had lead blood levels of 10-19 micrograms per deciliter.

How are the actions listed above integrated into housing policies and procedures?

Any home that is accepted into a City of Raleigh rehabilitation program is tested for lead if it was built prior to 1978. The City hires a consultant that performs lead and asbestos tests. If lead is found, the firm executes a scope of work to ensure the houses is lead-based paint safe. If asbestos is identified, then a contractor with a certified asbestos license completes the asbestos removal. During this time, the homeowner is not living in the home and all safety protocols are

followed. No construction work will be done by any City employee or contractor until the consultant is able to provide a report that states that the remediation is complete.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Needs Assessment in this plan illustrates the impact of poverty on poor and vulnerable members of Raleigh communities. City of Raleigh departments and partners coordinate to empower individuals facing homelessness, poverty, housing challenges, and unemployment in the region's changing job market. Examples of efforts designed to avoid homelessness, boost income, and reduce costs for households and individuals at risk of falling deeper into poverty include:

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

By implementing strategic initiatives and allocating resources, the City is working to reduce poverty and create thriving living environments. This work enhances economic diversity and growth, providing opportunities and reinforcing social support systems. The Community and Small Business Division has a competitive RFP (Community Enhancement Grant) every year to provide funding for local non-profits that are providing direct services to clients with incomes below 80% of AMI as defined by HUD. These services have helped to provide a wide range of assistance:

- Expanding housing support for former foster youth
- After-school programs for underserved children
- Furnishings for low-income families
- Job readiness training for unemployed low-income people

The City will continue to grant nonprofits funds over the next five years, supporting programs that serve LMI individuals and strengthen the physical, economic, and social well-being of challenged communities citywide.

A portion of the City's CDBG grant will also focus on providing housing counseling services through a local non-profit agency. They will provide services to help residents with credit readiness, credit repair, and first-time homebuyer education courses.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring activities associated with federally funded projects will be completed using in a variety of methods. Monitoring techniques include written correspondence, desk monitoring, phone calls, virtual meetings, virtual and on-site monitoring visits. Some activities may warrant additional monitoring visits as identified under the project's risk

assessment. The purpose and intent of any monitoring activity is to identify potential areas of noncompliance and make the necessary changes to ensure compliance and allow for the completion of the activity.

Monitoring CDBG, ESG, and HOME projects consists of five major components:

1. Grant applications: Requests for funding applications are made on a standard form and are evaluated by a team. Points are given for each criterion covering community need, program effectiveness, financial record, and capacity of the organization. Recommendations for funding are based on the evaluation of the above criteria and presented to the City Council for approval and included in each Annual Action Plan.
2. Pre-agreement meeting: The project manager meets with each subrecipient to go over grant requirements, logistics for payments, record-keeping standards, future monitoring, and close-out.
3. Agreements: The City of Raleigh enters into standard grant agreements with each subrecipient that specify the amount, source, and use of funds, match requirements, reporting standards, record-keeping, results to be achieved, and other conditions specific to the project. A standard attachment of all federal standards (Executive Orders, Civil Rights Act, etc.) with which the agency must comply is included.
4. Desk review and on-site monitoring: The project manager, based on a risk assessment, will execute regular desk review monitoring activities and a monitoring visit for each funded agency at least once in the 12-month term of the contract to assure compliance. On-site monitoring visits are required for funded agencies that receive a high-risk rating.
5. Progress reports: Written statements of benefits produced with the grants provided are required with each payment request as well as a summary at the end of the project.

HOME funds are provided annually in a competition that leverages low-income housing tax credits. Loan agreements are executed with each borrower that includes federal requirements and on-site monitoring consistent with the HOME regulations are conducted to review unit condition and programmatic compliance.

The FY 2022-2023 Action Plan included an updated HOME Monitoring Plan to guide City staff in assuring program compliance with federal requirements.

FY 2025-2026 Annual Action Plan

AP-15 Expected Resources – 91.220(c)(1,2)

IntroductionThe City of Raleigh expects to receive approximately $32 million in federal and local funds for housing and community development for the 2025-2026 Fiscal Year. Around 20% of the funding will come from federal sources. The City will continue using federal funding to support the creation and preservation of affordable housing including rental development, infrastructure improvements, homeowner rehabilitation, and homebuyer assistance programs. FY 2025-2026 will be the last year of remaining funds from the $80 million Bond approved in 2020. This additional $11.8 million in Bond funds pushes the amount available in 25-26 above the remaining four years of the Consolidated Plan period.

Public service grants funded by Community Development Block Grant (CDBG) will include Community Enhancement Grants (CEG), South Wilmington Street Center, White Flag shelter, support for fair housing initiatives, and homebuyer counseling. Emergency Solutions Grant (ESG) funds will continue to fund services assisting those experiencing or at risk of homelessness. HOME will support the creation and preservation of affordable housing and rental assistance.

In 2024, The City was approved by HUD to receive $14.2 million in additional assistance through the Section 108 Loan Guarantee program, and a Section 108 loan pool is being created to make equitable investments in economic, housing, and community development projects. The Section 108 Loan Pool can be used for the following activities: acquiring land for redevelopment, revitalizing housing stock, developing new public facilities, directly assisting businesses and nonprofits, and funding real estate development projects. Projects funded through the Section 108 Loan Pool will benefit city residents by providing opportunities for low- and moderate-income (LMI) residents to access permanent residential housing, public facilities, or by permitting other economic development activity to take place. Individual projects will be evaluated by a loan investment committee led by the Housing and Neighborhoods Department and comprised of City and community representatives.

The City administers a program called the Human Services Agency Grant, which allocates around $1.3 million in local funds to the program each year. The Human Services Agency Grant is awarded to local nonprofit agencies. The funding supports direct services to older adults (age 55 and older), youth (age 19 and younger), persons with disabilities, persons with a substance use disorder, and people experiencing housing insecurity. Programs funded through the Human Services Agency Grant must benefit low-income persons and residents of Raleigh.

In addition to federal funding sources, local funding and leveraging City-owned land are also used to implement the City of Raleigh's Consolidated Plan strategies. More than $10 million is generated annually through the Penny for Housing, a one-cent property tax increase approved by voters in 2016. The Penny for Housing funds are primarily used for the creation of affordable housing.

Voters approved a bond for Affordable Housing in November 2020 to provide supplemental funding to existing programs such as rental development and homebuyer assistance. Most of these bond funds have been spent or committed. The 2025-2026 Fiscal Year will be the last year of programming for the remaining bond funds in the Consolidated Plan.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition, Admin and Planning, Housing, Site Improvements, Public Services, Overnight shelter	$2,877,282	$175,000	0	$3,052,282	$11,509,128	Projection based on the previous federal fiscal year allocation.
HOME	public - federal	Admin and Planning, Homebuyer assistance, Homeowner rehab, Multifamily rental new construction, Multifamily rental rehab, Tenant-Based Rental Assistance	$1,432,006	$300,000	0	$1,732,066	$5,728,024	Projection based on the previous federal fiscal year allocation.
ESG	public - federal	Overnight shelter, Rapid re-housing (rental assistance), HMIS data management	$250,440	$0	$0	$250,440	$1,001,760	Projection based on the previous federal fiscal year allocation.
Other-Bond	public - local	Homebuyer assistance,	$11,800,000	$0	$0	$0	$0	City issued general obligation bond to pay for affordable housing activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
Other-Penny for Housing Tax	Public-local	Homeowner rehab, Housing, Multifamily rental new construction, Multifamily rental rehab, Homelessness Services	$10,833,000	0	0	$10,833,000	$45,516,997	One-cent property tax approved by voters in 2016.
General Fund - Human Services Agency Grant	Public-Local	Grants to non-profits providing direct services to low-income residents	$1,299,181	$0	$0	$1,299,181	$5,196,724	General Funds allocated annually by City Council
Section 108	Public-Federal	Acquisition of Real Property, Housing Rehabilitation, Special Economic Development, Public Facilities and Improvements	$14,200,000	$0	$0	$14,200,000	$14,200,000	Section 108 offers state and local governments the ability to transform a small portion of their (CDBG) funds into federally guaranteed loans large enough to pursue physical and economic revitalization projects.

TABLE 1 - PRIORITIES

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds will be used to leverage other funds in the following ways:

- Affordable housing development activities include loans to private developers that build or preserve affordable rental units. The City provides funding to developers that receive federal Low-Income Housing Tax Credits (LIHTC) for rental development projects. The city loans serve as gap financing and cover any financing gaps that developers could not borrow from commercial lenders or obtain through other financing options. In this way, the loans provided by the City leverage both private dollars from developers in the form of equity, market-rate loans, and public dollars from the LIHTC program. Some rental development projects may receive funding from other government entities, such as the North Carolina Housing Finance Agency (NCHFA) and Wake County.

- ESG funds leverage funding for programs that assist homeless individuals and families. ESG requires dollar-for-dollar match – either from the City or from local Subrecipients. Every two years, the City collaborates with Wake County to issue an RFP for homeless and affordable housing services.

- CDBG and HOME funds can be used to provide homebuyer assistance and leverage private financing obtained by homebuyers. CDBG funds are also used to fund activities associated with the construction of new housing units that provide homeownership opportunities. These CDBG and HOME funds leverage investments from private developers. Local funds will provide a match for HOME funds.

- The Community Enhancement Grant Program (CEG) awards CDBG funds to nonprofits to administer public services to low-income residents and can be used to cover up to 50% of the program costs. Nonprofit awardees must match 50% or more of the program funding with funding from other sources. The City's Human Services Agency Grant provides more than $1 million to non-profits that serve low-income Raleigh residents who are older adults, youth, experiencing housing insecurity, have a disability, or have a substance abuse disorder.

- Future homeowners use private lenders for first mortgage loans and supplement with the City's homebuyer assistance programs to close the gap in the resources needed to secure their first homes. The homebuyer assistance funding can be used to cover down-payment costs associated with purchasing a home.

- An $80 million affordable housing bond was approved by 72% of voters in the November 2020 election. The bond is providing additional funding to existing programs such as rehabilitation of homeowner housing, rental development, and homebuyer assistance. It has also been a mechanism for developing affordable housing along transit lines. Combined with HOME and CDBG funds, this significant local investment represents a strong commitment to the creation and preservation of affordable housing.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

East College Park

In 2016, the City started construction on the largest infrastructure project it has implemented with CDBG funds. Single-family infill construction, the first housing component of the East College Park development, is complete. This area was designated as a Neighborhood mixed pricing strategy, which helps provide a range of incomes to have access to homeownership. The second component is the construction and sale of townhomes. The developer Evergreen Construction Company has been selected through a competitive process to build townhomes in East College Park. There will be at least 12 townhomes, with plans for the remaining sites under review due to rising cost constraints. In collaboration with the Parks, Recreation, and Cultural Resources Department, a new park was opened in 2022. The City is utilizing a Neighborhood Revitalization Strategy Area (NRSA) designation from HUD to manage a mix of 60% of homebuyers under 80% of the area median income (AMI) and 40% of homebuyers unrestricted by income limits.

West Idlewild

The West Idlewild area has been a focus area for many years. In February 2024, City Council authorized the execution of an Option to Purchase with the Raleigh Area Land Trust, Inc. (RALT) a local non-profit developer for three City-owned sites of 1.17 acres. The proposed project known as the Cottages of Idlewild will include 18 affordable units (14 for-sale and 4 rental) ranging from up to 30% to 80% of AMI through a Community Land Trust model which provides long-term affordability at a minimum of 99 years. The start of construction is estimated to occur in 2025.

Downtown Neighborhoods

The Downtown area has been a focus area for City redevelopment for years. The City will enter into land leases for several properties in the area through a Request for Proposal (RFP) process. These properties are projected to produce affordable multifamily rental housing in FY 2025-2026. The following are sub-areas within Downtown:

- **East-Cabarrus:**

  The City Housing and Neighborhoods Department (Department) issued a Downtown Rental Housing Development Request for Proposals (RFP) in the fall of 2024. In those original RFP issuances, the City originally offered two clusters of City-owned sites through a long-term lease located at 414 and 416 E. Cabarrus Street and 504 S. East Street (East/Cabarrus Cluster) for the development of mixed-income rental housing on the quarter-acre site.

  The minimum affordability requirement included 20% of the total units to be set aside as low-income units not to exceed 60% of AMI with an affordability period equal to the ground lease term. The new RFP also included the availability of a total City subsidy request up to a maximum of $1 million. Highly competitive proposals were received, and staff plans to ask City Council to approve the staff-recommended development partner by the end of April 2025.

- **Bloodworth:**

  The Bloodworth parcels, 424 and 428 S. Bloodworth Street totaling approximately 0.12 acres, are City-owned sites. After the two issuances received only one incomplete proposal, staff received feedback from a small group of potential developers which included references to development difficulties due to the Bloodworth parcels' small lot sizes, parking constraints, and orientation of the sites. As a result, the City Council designated the parcels as surplus, authorizing staff to negotiate sales of these properties under land disposition methods available to the City under state law for the intended use of affordable homeownership development.

Habitat for Humanity of Wake proposes to pay $100,000 for each Bloodworth Cluster parcel for a total of $200,000 and to construct two affordable units on each parcel for a total of four affordable units in the form of two-family attached homes (i.e., duplexes) for low-income first-time homebuyers. Two units would be sold to households earning up to 60% of the AMI and two units to households earning up to 80% AMI. The proposed development will result in newly constructed affordable ownership units and supports the City's goal of increasing the supply of affordable housing.

- **Moore Square:**

  The City Housing and Neighborhoods Department (Department) issued the Request for Proposals (RFP) on March 11, 2022, with the goal of delivering high-quality mixed-use commercial development and affordable housing to activate the ~4-acre Moore Square south parcel and east assemblage which are in the Downtown East Redevelopment Area. The plan is to leverage current and future transit access and increase housing choices. The City provided strategies to developers for maximizing affordability by offering various incentives such as reduced ground lease rate, LIHTC equity, and shared infrastructure (such as parking), among other valuable incentives to maximize development outcomes. The Council selected one commercial development partner, Loden Properties, and one affordable housing development partner, Harmony House.

  The proposed program will see the Moore Square East assemblage (2.85 acres) developed with a mix of 160 affordable housing units (see below), market rate units, hotel, grocery, and retail developed on a ground lease, utilizing 4% LIHTC City/County gap financing. City Council authorized the ground lease with Harmony House in May 2024 and the affordable housing project is proceeding on target with its plan to close in 2026.

  Proposed Moore Square East Affordable Housing AMI Mix:
  - <30% AMI: 24 units (15%)
  - <50% AMI: 32 units (20%)
  - <60% AMI: 72 units (45%)
  - <80% AMI: 32 units (20%)

  The plan for the Moore Square South parcels (1.15 acres) will see the selected for-profit development partner, Loden Properties, develop a 150-room hotel with mixed-use retail on the ground floor. As the South parcels project attempts to move forward, it is important to note that the project has been hampered by market conditions and various other factors that have increased costs and created difficulties to both secure funding and close on the sites. As a result, staff is exploring various solutions to cover the large funding gaps, including recommending the possible reissuance of both the Moore Square east assemblage and south parcels via upset bid in the near future.

- **15 Summit Avenue:**

  This 0.92-acre City-owned site is located within the Southern Gateway Opportunity Zone into downtown which has long been a part of the city's Comprehensive Plan for area improvements such as the future Southern Corridor Bus Rapid Transit (BRT) route, offering enhanced incentives for qualifying development projects.

  The City Housing and Neighborhoods Department is partnering with a non-profit to build an ~11-unit tiny home, cottage court rental community for individuals experiencing homelessness or housing insecurity.

- **Former DMV Site:**

  On June 24, 2024, the City of Raleigh acquired the former North Carolina DMV headquarters in Southeast Raleigh, a 5.88-acre site with potential for community-driven development. The City began working with NCDOT

and State legislators to acquire the site back in 2019 when the DMV headquarters moved to Rocky Mount. The site is located within the New Bern Station Bus Rapid Transit Area plan, which provides a basic blueprint for what the site could become.

Historically, this area was home to many African Americans during segregation and was known for its close-knit community. Although the neighborhood has changed with rising costs and new residents, many legacy residents remain, keeping the strong sense of togetherness alive. The City's redevelopment plans for the site aim to honor and preserve this rich history.

In January 2024, the City launched an engagement plan to gather input from residents, business owners, and community leaders on their vision for the site. A Project Working Group was also formed to guide the development process.

Affordable housing, mixed-use, and community space elements are early considerations for the site. The visioning process is scheduled to be completed by late Spring, 2025.

Small-Scale Rental

In 2021, the City piloted a Small-Scale Rental Development program combining funds from the 2020 Affordable Housing Bond and City-owned lots in downtown Raleigh.

The Small-Scale Rental program aims to build on the City's zoning changes that allow "missing middle" housing to be built on lots zoned for single-family residential in order to create rental options that are affordable to low-income households.

The Small-Scale Rental Development program is open to non-profit developers of affordable housing and for-profit developers partnering with a mission-driven non-profit.

In July 2022, the City awarded $2 million, and in May 2023 an additional $1.3 million was awarded for a total of $3.3 million in funds to Southeast Raleigh Promise, Inc. (SERP), a local nonprofit, to develop 27 affordable rental units on ten City-owned parcels located in Southeast Raleigh. In addition, in May 2023 the City awarded $700,000 to CASA, a local nonprofit, to develop 9 affordable rental supportive units for young adults transitioning out of foster care located at 601 Method Road. The City will continue to explore small-scale opportunities with community developers.

Discussion

The City of Raleigh anticipates approximately $30 million in the 25-26 Fiscal Year for affordable housing and community development, with roughly 20% from federal sources. Federal funds will support affordable housing creation and preservation, public service grants, homelessness services, and rental assistance. Local funding, primarily from the Penny for Housing property tax, will contribute over $10 million, focusing on affordable housing creation and homelessness services. The remaining funds from the 2020 Affordable Housing Bond will be used to supplement existing programs. The city also utilizes city-owned land to help implement the plan.

AP-20 Annual Goals and Objectives

1 Year Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	1-Year Funding	1-Year Goal Outcome Indicator
1	Increase Affordable Housing Options	2025	2026	Affordable Housing	CITYWIDE COLLEGE PARK DOWNTOWN NEIGHBORHOODS	Housing Options for HHs Earning <30% AMI Homelessness Housing Located Near Employment	HOME: $998,711 CDBG: $1,865,667 City of Raleigh Affordable Housing Bond: $11,800,000 City of Raleigh Affordable Penny for Housing Tax: $7,969,494	Rental units constructed or preserved: 490 Household Housing Units Homeowner Housing Rehabilitated: 59 Household Housing Units Direct Financial Assistance to Homebuyers: 47 Households Assisted Buildings Demolished: 1 Building Acquisition of Existing Units: 1 Unit
2	Prevent and Reduce Homelessness	2025	2026	Homeless	CITYWIDE	Homelessness	ESG: $250,440 CDBG: $200,000 City of Raleigh Affordable Penny for Housing Tax: $3,000,000	Rapid Rehousing: 10 Households Assisted Homeless Person Overnight Shelter: 1,050 Persons Assisted Tenant-Based Rental Assistance: 18 households assisted
3	Increase Housing Stabilization & Supportive Services	2025	2026	Non-Housing Community Development Homeless Non-Homeless Special Needs	CITYWIDE	Household Options for HHs Earning <30% AMI Homelessness	CDBG: $241,717 City-Funded Human Services Grant: $1,299,181	Public service activities other than Low/Moderate Income Housing Benefit (CEG, Homebuyer Counseling): 1,150 Persons Assisted Human Services Grant: 2,800 persons assisted Fair Housing Activities

TABLE 2 – GOALS SUMMARY

Goal Descriptions

1	**Goal Name**	Increase Affordable Housing Options
	Goal Description	In response to the escalating disparity between affordable housing needs and income growth, the City of Raleigh will commit more than $85 million over the next five years to the creation and preservation of affordable housing. The development of rental units will be prioritized to maximize unit creation and ensure long-term affordability. Preservation initiatives to prevent displacement will encompass homeowner rehabilitation, homebuyer assistance for down payments, and the acquisition and rehabilitation of existing affordable housing stock. Infrastructure, land acquisition, demolition, and relocation are additional activities that will support the development of affordable housing. Funding will be provided by HOME, the CDBG, the local Penny for Housing property tax, and the 2020 Affordable Housing Bond.
2	**Goal Name**	Prevent and Reduce Homelessness
	Goal Description	This goal addresses enhancing the continuum from shelter to permanent housing for persons who experiencing sheltered and unsheltered homelessness. The City will prioritize the availability of solution and housing-focused low-barrier housing aligned with the Housing First and Harm Reduction principles. Continued partnership with Wake County, Continuum of Care, and providers will be critical to strengthening the county-wide system. A mix of federal and local funds will be utilized including ESG and CDBG
3	**Goal Name**	Increase Housing Stabilization & Supportive Services
	Goal Description	Through meeting the needs of those in the community through services and resources, the City of Raleigh seeks to provide quality-of-life improvements in people's lives through initiatives including support for non-profit programs, housing counseling, landlord engagement, programmatic and housing support for people with disabilities, and public engagement outreach about available housing and resources and programs. The source of funds will be CDBG and the locally funded Human Services Grants.

TABLE 3 – GOAL DESCRIPTIONS

AP-35 Projects – 91.220(d)

Introduction

An Annual Action Plan (AAP) is required for each year of the Five-Year Consolidated Plan (ConPlan). This AAP covers July 1, 2025, through June 30, 2026, and is the first year of the City's 2026-2030 ConPlan. The AAP implements strategies outlined in the ConPlan by addressing the housing needs of very low-, low-, and moderate-income citizens of Raleigh. The AAP enables investors, nonprofit organizations, program administrators, elected officials, and concerned citizens to work with the City to develop affordable housing and community development programs.

In FY 2025-26, the City will increase the supply of affordable housing through the homeowner rehabilitation program, homebuyer assistance (for down payment assistance and second mortgages), and the development of affordable rental units.

From shelter operations to finding stable housing, the federal Emergency Solutions Grant helps fund non-profits serving

people experiencing homelessness. The City will be issuing a Request for Proposals in partnership with Wake County during the spring which can provide funding to support homelessness prevention, rapid rehousing, emergency shelter, street outreach, and/or Homeless Management Information System (HMIS) administration.

The following organizations were selected for funding from the City's Emergency Solutions Grant (ESG) allocation [see table 4],

Agency	Approximate Award (year 1)	Use of the Funds
To be determined after RFP issued		Homelessness Prevention, Rapid Rehousing, Emergency Shelter, Street Outreach, and/or Homeless Management Information System (HMIS) administration.
Total City ESG Funding	$250,440	

TABLE 4 - COMBINED RFP FOR FY 2025-2026, FIRST YEAR (OF TWO): CITY OF RALEIGH ESG

The City will fund homebuying counseling, the Human Services Grant, operating costs of the South Wilmington Street Center, and the Community Enhancement Grant (CEG). The CEG funds are awarded to local agencies that provide innovative services for low-income persons or "special populations" such as those with special needs, youth, and the elderly. The Human Services Grant makes funding awards to non-profits that serve low-income Raleigh residents who are older adults, youth, experiencing housing insecurity, have a disability, or have a substance abuse disorder.

The following are the proposed nonprofits recommended for funding for CDBG public service funding through the CEG program for FY2025-2026. [See table 5].

Agency	Recommended Award	Use of the Funds
Consumer Education Services	$50,000	Post-purchase Homeownership Education & Counseling
StepUp Ministry	$50,000	Transformational Adult Programs
The Green Chair Project	$50,000	Home furnishings for low-income families
Oak City Cares	$50,000	Homeless Care Coordination Services
Total	$200,000	

TABLE 5 - COMMUNITY ENHANCEMENT GRANT, FY 2025-2026: SELECTIONS FOR FUNDING

The projects listed below are funded with only federal funds or a combination of federal and local funds in the Annual Action Plan year.

Projects

#	Project Name
1	Housing Rehabilitation- 25/26
2	Homebuyer Assistance- 25/26

#	Project Name
3	Rental Development- 25/26
4	Rental Rehabilitation- 25/26
5	Pub Works/Site Improvements- 25/26
6	Acquisition- 25/26
7	Relocation- 25/26
8	Demolition- 25/26
9	Admin- 25/26
10	HESG- 25/26
11	Public Services- 25/26
12	Contractual Services – 25/26
13	Tenant-Based Rental Assistance – 25/26

TABLE 6 – PROJECT INFORMATION

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

All allocation priorities support the overall priorities of the Consolidated Plan and address underserved needs of lack of affordable housing, homeless services, and housing, as well as supportive housing and services. The main obstacle in addressing underserved needs is that the needs of the community outweigh the funding available to address the needs.

1	**Project Name**	**Housing Rehabilitation-25/26**
	Target Area	CITYWIDE
	Goals Supported	Increase Affordable Housing Options
	Needs Addressed	Housing options for households earning <30% AMI
	Funding	CDBG: $750,667 Housing Bond: $1,500,000
	Description	Rehabilitation of substandard housing. The City has three types of owner-occupied home rehabilitation programs: Raleigh Home Revitalization Program, Substantial Repair, and Limited Repair.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 59 low-income homeowners will benefit from the City's housing rehab programs: 50 low-income homeowners will benefit from the Bond-funded Raleigh Home Revitalization Program; 7 low-income homeowners will benefit from CDBG-funded substantial rehabilitation; and 2 low-income homeowners will benefit from CDBG-funded limited repair program.
	Location Description	Citywide, including targeted areas in the planned Bus Rapid Transit corridors.
	Planned Activities	Approximately 59 housing units to be rehabilitated.
2	**Project Name**	**Homebuyer Assistance- 25/26**
	Target Area	CITYWIDE
	Goals Supported	Increase Affordable Housing Options
	Needs Addressed	Housing with access to employment, services, and amenities
	Funding	Housing Bond: $1,500,000 CDBG: $705,000 HOME: $300,000 HOME Program Income: $300,000 CDBG Program Income: $175,000
	Description	Down payment assistance and second mortgages to LMI homebuyers.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 47 LMI homebuyers will benefit from homebuyer assistance: 22 from the HOME and CDBG-funded Citywide program and 25 from the Bond-Funded Enhanced Homebuyer Program.
	Location Description	Citywide, including targeted areas in the planned Bus Rapid Transit corridors.
	Planned Activities	47 households will receive down payment assistance and second mortgages through homebuyer assistance.

3	**Project Name**	**Rental Development- 25/26**
	Target Area	CITYWIDE DOWNTOWN NEIGHBORHOODS
	Goals Supported	Increase Affordable Housing Options
	Needs Addressed	Housing options for households earning <30% AMI Housing with access to employment, services, and amenities
	Funding	Local General Fund: $7,969,494 Housing Bond: $4,800,000 Bond Revenue: $1,656,521 o Rental Units – $1,056,521 o Repairs, maintenance, and capital improvements - $600,000 HOME: $497,872 HOME – CHDO: $200,839 Bond Prior Year Resources: $880,000
	Description	Funding of the development/production of affordable rental housing. Includes $600,000 in Bond Revenue and $880,000 Bond prior year funds for maintenance, capital improvements, and repair of city-owned rental units.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 158 housing units will be constructed to benefit LMI households.
	Location Description	CITYWIDE DOWNTOWN NEIGHBORHOODS
	Planned Activities	Creation of affordable rental units. Out of the HOME funding total, $200,839 will be provided for Community Housing Development Organization (CHDO) activities.
4	**Project Name**	**Rental Rehabilitation- 25/26**

	Target Area	CITYWIDE DOWNTOWN NEIGHBORHOODS
	Goals Supported	Increase Affordable Housing Options
	Needs Addressed	Housing options for households earning <30% AMI Housing with access to employment, services, and amenities
	Funding	Housing Bond: $4,000,000
	Description	Funding for the rehabilitation of affordable rental housing.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 292 housing units will be preserved to benefit LMI households.
	Location Description	CITYWIDE DOWNTOWN NEIGHBORHOODS
	Planned Activities	Rehabilitation of affordable rental units.
5	**Project Name**	**Pub Works/Site Improvements – 25/26**
	Target Area	COLLEGE PARK NRSA, CITYWIDE
	Goals Supported	Increase Affordable Housing Options
	Needs Addressed	Housing options for households earning <30% AMI Housing with access to employment, services, and amenities
	Funding	CDBG: $40,000
	Description	Funding for site improvements if necessary
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Road improvements related to the East College Park repaving project will have an area-wide benefit.

	Location Description	Proposed area: East College Park, Citywide
	Planned Activities	Funding for site improvements if necessary
6	**Project Name**	**Acquisition – 25/26**
	Target Area	CITYWIDE
	Goals Supported	Increase Affordable Housing Options
	Needs Addressed	Housing options for households earning <30% AMI, Housing located near employment
	Funding	CDBG: $200,000
	Description	Acquisition of property to benefit Low/Mod Renters.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Future acquisitions will support LMI housing benefit.
	Location Description	Citywide
	Planned Activities	Targeted acquisition to support ongoing projects.
7	**Project Name**	**Relocation – 25/26**
	Target Area	CITYWIDE DOWNTOWN NEIGHBORHOODS
	Goals Supported	Increase Affordable Housing Options
	Needs Addressed	Housing options for households earning <30% AMI
	Funding	CDBG: $0
	Description	Provision of moving expenses and relocation costs for existing occupants of units to be demolished. Relocation Assistance provided to Low/Mod Beneficiaries.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	If needed, up to 1 household affected by City-sponsored redevelopment activities will be relocated.
	Location Description	N/A
	Planned Activities	Relocation from redevelopment.
8	**Project Name**	**Demolition – 25/26**
	Target Area	CITYWIDE
	Goals Supported	Increase Affordable Housing Options
	Needs Addressed	Housing located near employment
	Funding	CDBG: $170,000
	Description	Demolition for redevelopment.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Area-wide benefit
	Location Description	Citywide
	Planned Activities	N/A
9	**Project Name**	**Admin– 25/26**
	Target Area	CITYWIDE
	Goals Supported	Increase Affordable Housing Options, Prevent and Reduce Homelessness, Increase Housing Stabilization and Supportive Services.
	Needs Addressed	Housing options for households earning <30% AMI, Housing located near employment, Homelessness

	Funding	CDBG: $574,898 HOME: $133,295 Bond Revenue: $150,000
	Description	Administration Costs including admin for a new bond, and support for the fair housing hearing board conference ($5,000) from CDBG.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	These are administrative costs that allow the City to carry out activities proposed in this plan. This includes loan services to the City's affordable housing loan portfolio.
	Location Description	Citywide
	Planned Activities	Eligible costs to administer federal grants and locally funded housing initiatives.
10q	**Project Name**	**HESG- 25/26**
	Target Area	CITYWIDE
	Goals Supported	Prevent and Reduce Homelessness
	Needs Addressed	Homelessness
	Funding	ESG: $250,440
	Description	HESG funds will be used to provide: Rapid Rehousing and HMIS administration.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	10 households will receive rapid-rehousing assistance.
	Location Description	Citywide
	Planned Activities	HESG funds will be used to provide: Rapid Rehousing and HMIS administration.
11	**Project Name**	**Public Services – 25/26**

	Target Area	CITYWIDE
	Goals Supported	Prevent and Reduce Homelessness, Increase Housing Stabilization and Supportive Services
	Needs Addressed	Homelessness
	Funding	CDBG: $436,717 General Fund - Human Services Grant: $1,299,181
	Description	Public Service Activities - Community Enhancement Grants – Non-Profit Support and Emergency Shelter Support. Human Services Grants.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,100 LMI individuals will benefit from public services through the Community Enhancement Grant. Homebuyer counseling will assist approximately 50 people. The men's shelter will assist approximately 400 people. The white flag shelter will assist approximately 650 people. The Human Services Grant will assist approximately 2,800 people
	Location Description	Citywide
	Planned Activities	Federal CDBG funding will go toward Homebuyer Counseling ($36,717); South Wilmington St. Men's Shelter Operations ($100,000); the Community Enhancement Grant ($200,000) agency funding recommendations, and white flag shelter support ($100,000).
12	**Project Name**	**Contractual Services – 25/26**
	Target Area	CITYWIDE
	Goals Supported	Increase Affordable Housing Options
	Needs Addressed	Housing options for households earning <30% AMI
	Funding	Bond Revenue: $300,000

	Description	Funding for legal fees associated with loan document preparation, loan closings, etc.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The legal services provided support the other programs (Homebuyer Assistance, Rental Development, Rehabilitation, etc.)
	Location Description	Citywide
	Planned Activities	Fund the legal services for programs including Homebuyer Assistance, Rental Development, Rehabilitation, etc.
13	**Project Name**	Tenant-Based Rental Assistance (TBRA)
	Target Area	CITYWIDE
	Goals Supported	Prevent and Reduce Homelessness, Increase Housing Stabilization and Supportive Services
	Needs Addressed	Homelessness, Housing options for households earning <30% AMI
	Funding	HOME: $300,000
	Description	The Tenant-Based Rental Assistance (TBRA) program provides rental-housing subsidies and security deposits to eligible individuals and families experiencing homelessness in addition to low-income households.
	Target Date	6/30/26
	Estimate the number and type of families that will benefit from the proposed activities	18 families low-income residents may be assisted
	Location Description	Citywide
	Planned Activities	TBRA vouchers

TABLE 7 – PROJECT TABLE

AP- 50 Geographic Distribution

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

College Park NRSA (see map below):
In 2016, the City started construction on the largest infrastructure project it has implemented with CDBG funds. Single-family infill construction, the first housing component of the East College Park development, is complete. This area was designated as a Neighborhood mixed pricing strategy, which helps provide a range of incomes to have access to homeownership. The second component is the construction and sale of townhomes. The developer Evergreen Construction Company has been selected through a competitive process to build townhomes in East College Park. There will be at least 12 townhomes, with plans for the remaining sites under review due to rising cost constraints. In collaboration with the Parks, Recreation, and Cultural Resources Department, a new park was opened in 2022. The City is utilizing a Neighborhood Revitalization Strategy Area (NRSA) designation from HUD to manage a mix of 60% of homebuyers under 80% of the AMI and 40% of homebuyers unrestricted by income limits.



College Park Neighborhood Revitalization Strategy Area

Downtown Neighborhoods (see map below):

The Downtown area has been a focus area for City redevelopment for years. The City will enter into land leases for several properties in the area through a Request for Proposal (RFP) process. These properties are projected to produce affordable multifamily rental housing in FY 2025-2026. The following are sub-areas within Downtown:

- **West Idlewild:** The West Idlewild area has been a focus area for many years. In February 2024, City Council authorized the execution of an Option to Purchase with the Raleigh Area Land Trust, Inc. (RALT) a local non-profit developer for three City-owned sites of 1.17 acres. The proposed project known as the Cottages of Idlewild will include 18 affordable units (14 for-sale and 4 rental) ranging from up to 30% to 80% of AMI through a Community Land Trust model which provides long-term affordability at a minimum of 99 years. The start of construction is estimated to occur in 2025.

- **East-Cabarrus:**

  The City Housing and Neighborhoods Department (Department) issued a Downtown Rental Housing Development Request for Proposals (RFP) in the fall of 2024. In those original RFP issuances, the City originally offered two clusters of City-owned sites through a long-term lease located at 414 and 416 E. Cabarrus Street and 504 S. East Street (East/Cabarrus Cluster) for the development of mixed-income rental housing on the quarter-acre site.

  The minimum affordability requirement included 20% of the total units to be set aside as low-income units not to exceed 60% of AMI with an affordability period equal to the ground lease term. The new RFP also included the availability of a total City subsidy request up to a maximum of $1 million. Highly competitive proposals were received, and staff plans to ask City Council to approve the staff-recommended development partner by the end of April 2025.

- **Bloodworth:**

  The Bloodworth parcels, 424 and 428 S. Bloodworth Street totaling approximately 0.12 acres, are City-owned sites. After the two issuances received only one incomplete proposal, staff received feedback from a small group of potential developers which included references to development difficulties due to the Bloodworth parcels' small lot sizes, parking constraints, and orientation of the sites. As a result, the City Council designated the parcels as surplus, authorizing staff to negotiate sales of these properties under land disposition methods available to the City under state law for the intended use of affordable homeownership development.

  Habitat for Humanity of Wake proposes to pay $100,000 for each Bloodworth Cluster parcel for a total of $200,000 and to construct two affordable units on each parcel for a total of four affordable units in the form of two-family attached homes (i.e., duplexes) for low-income first-time homebuyers. Two units would be sold to households earning up to 60% of the AMI and two units to households earning up to 80% AMI. The proposed development will result in newly constructed affordable ownership units and supports the City's goal of increasing the supply of affordable housing.

- **Moore Square:**

  The City Housing and Neighborhoods Department (Department) issued the Request for Proposals (RFP) on March 11, 2022, with the goal of delivering high-quality mixed-use commercial development and affordable housing to activate the ~4-acre Moore Square south parcel and east assemblage which are in the Downtown East Redevelopment Area. The plan is to leverage current and future transit access and increase housing choices. The City provided strategies to developers for maximizing affordability by offering various incentives such as reduced ground lease rate, LIHTC equity, and shared infrastructure (such as parking), among other

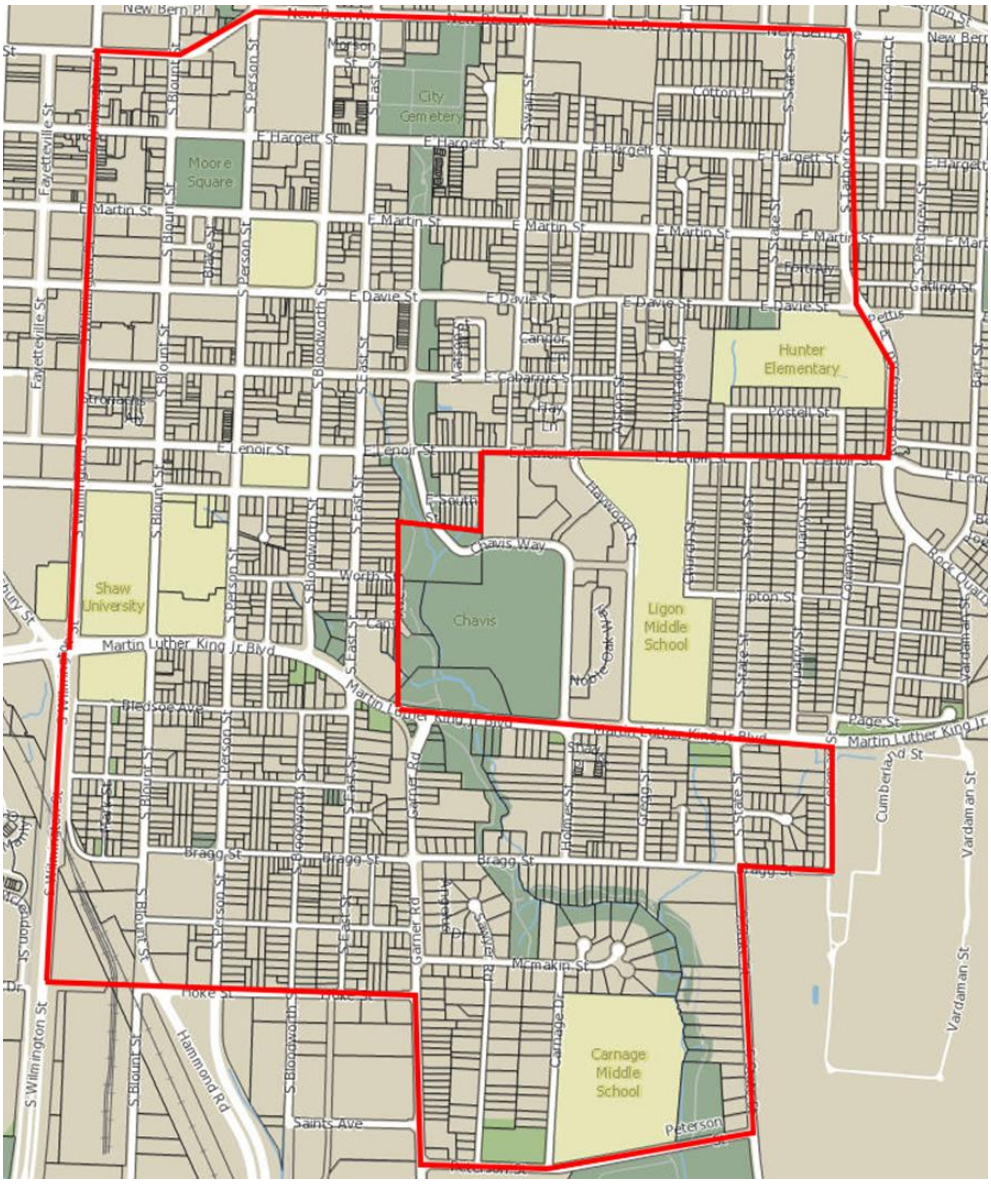
valuable incentives to maximize development outcomes. The Council selected one commercial development partner, Loden Properties, and one affordable housing development partner, Harmony House.

The proposed program will see the Moore Square East assemblage (2.85 acres) developed with a mix of 160 affordable housing units (see below), market rate units, hotel, grocery, and retail developed on a ground lease, utilizing 4% LIHTC City/County gap financing. City Council authorized the ground lease with Harmony House in May 2024 and the affordable housing project is proceeding on target with its plan to close in 2026.

Proposed Moore Square East Affordable Housing AMI Mix:

- <30% AMI: 24 units (15%)
- <50% AMI: 32 units (20%)
- <60% AMI: 72 units (45%)
- <80% AMI: 32 units (20%)

The plan for the Moore Square South parcels (1.15 acres) will see the selected for-profit development partner, Loden Properties, develop a 150-room hotel with mixed-use retail on the ground floor. As the South parcels project attempts to move forward, it is important to note that the project has been hampered by market conditions and various other factors that have increased costs and created difficulties to both secure funding and close on the sites. As a result, staff is exploring various solutions to cover the large funding gaps, including recommending the possible reissuance of both the Moore Square east assemblage and south parcels via upset bid in the near future.



Downtown Neighborhoods Geographic Priority Area

Citywide:

City-owned properties are being sold to create affordable housing development throughout the City of Raleigh. The City of Raleigh is focusing on creating affordable housing through rental development. Rental Development loans are applied citywide. Homeowner Rehabilitation programs (Substantial and Limited Repair) and the Homebuyer Assistance program can be used by residents anywhere in Raleigh. Furthermore, funding awarded for non-profit services, workforce training programs, and homebuyer counseling benefit Raleigh residents regardless of where they live in the city. Because most of Community and Small Business Development's programs are not bound by a specific target area, the majority of funding is described as "citywide".

Geographic Distribution

Target Area	Percentage of Funds
DOWNTOWN NEIGHBORHOODS	10
CITYWIDE	80
COLLEGE PARK NRSA	10

TABLE 8 - GEOGRAPHIC DISTRIBUTION

Rationale for the priorities for allocating investments geographically

Historically, the City of Raleigh has invested Community Development Block Grant (CDBG) funds in focus areas including the College Park Neighborhood Revitalization Strategy Area (NRSA) created in 2016 and the neighborhoods surrounding downtown. Within the NRSA, East College Park is seeing further development with work starting in FY25-26 on 12 townhomes planned for completion in FY 26-27. The Downtown Neighborhoods area encompasses several projects planned and underway.

In recent years, a greater percentage of federal funding (CDBG, HOME) has been allocated to affordable rental development and rehab. The affordable apartment development is not isolated to the NRSA, in part due to the Affordable Housing Location Policy, and may occur in any area throughout the city. Therefore, the “Citywide” designation has grown as a percentage of geographic distribution. ESG funds are used to serve a population that is not tied to any specific area and are considered "Citywide."

Discussion

The City of Raleigh will continue to build on success in its geographic allocation of housing and community development investments throughout the City and in priority areas. In recent years the City has introduced downpayment assistance and homeowner rehabilitation programs set aside for areas within the planned Bus Rapid Transit corridors to offset potential impacts from this major investment.

AP-55 Affordable Housing

Introduction

The one-year goals for affordable housing are outlined below.

One Year Goals for the Number of Households to be Supported	
Homeless	1,078
Non-Homeless	4,306
Special-Needs	200
Total	5,45

TABLE 9 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT

Homeless Shelter Support

Approximately 1,050 people experiencing homelessness will be served in the coming year through overnight shelter by providing funding for meals and shelter operating costs.

Additional Housing Support

The goal for special needs households supported estimates the number of units to be developed for special needs populations based on previous years, particularly the Human Services Agency Grant program. Special needs households include the elderly, persons with mental, physical, and developmental disabilities, persons with alcohol or other addictions, persons with HIV/AIDS, and victims of domestic violence. For most of these populations, the City of Raleigh can only report on these populations if they are self-identified.

One Year Goals for the Number of Households Supported Through	
Rental Assistance	38
The Production of New Units	158
Rehab of Homeowner-Occupied Housing	59
Rehab of Existing Rental Units	292
Acquisition of Existing Units	1
Total	545

TABLE 10 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE

The one-year goal of households supported through "Rental Assistance" is an estimation of the households to be assisted through ESG rapid re-housing and Tenant-Based Rental Assistance. The goal for "the Production of New Units" estimates the number of new units to be constructed from CDBG, HOME, and the Penny for Housing tax funds. The goal for the "Rehab of Existing Units" estimates the number of homeowners that will receive funding to rehabilitate their homes through the Substantial, Revitalization, and Limited-Repair programs. The City's Limited Repair Rehab program provides forgivable loans to very low-income, elderly and/or disabled owner households, with priority given to those who are elderly or disabled.

Discussion

Like many cities nationwide, Raleigh faces a growing housing affordability crisis. Population growth, escalating development costs, and other factors have driven up rents and home prices, outpacing income increases. The relative affordability of a region is determined by the interplay of demand, supply, development costs, and household income.

In Raleigh, the median home value, adjusted for inflation, surged by 40.5% between 2013 and 2023, while median rent increased by 25.9%. In contrast, median income rose only 16.5%, with the majority of this growth concentrated among high-income families. This disparity indicates a significant decline in housing affordability, particularly for low- and moderate-income households.

The rising cost of housing has also presented challenges for affordable housing developers, compounded by reductions in federal funding. To address this, the City of Raleigh is increasing local investments, utilizing city-owned land for affordable housing development, and actively seeking strategies to preserve and expand affordable housing options in high-cost and transit-accessible areas.

AP- 60 Public Housing

Introduction

The ability to serve families in need of subsidized housing depends on federal appropriations. Budgetary constraints on the federal level directly impact RHA. RHA operates conventional and incentive public housing waiting lists, as well as tenant-based and project-based voucher waiting lists. RHA waiting lists closed October 21, 2023. Individuals interested

in applying are encouraged to submit applications for all programs in which they wish to participate when wait lists are open as this provides the greatest number of options to the family. Waiting lists have a one-in, one-out process, which means that in order to house a family from the waiting list, another family must first vacate the home. Wait times are pending the rate of turnover and varies based on family size and need. Currently, the typical Wake County family will wait between one and five years.

Actions planned during the next year to address the needs to public housing

RHA receives HUD funding through the Capital Fund Program (CFP) to assist with unit modernization, development, and maintenance costs of public housing units community-wide. The following Capital Fund work items are either underway or recently completed:

- Installation of security cameras throughout sites as needed.
- Interior and exterior modernization activities in vacant units as needed. Extensive modernization will require units to be vacant.
- Asbestos abatement portfolio wide during vacancy turns as needed.
- Installation of new luxury vinyl-plank flooring during vacancy turns.
- Installation of smart burners and other safety equipment identified as necessary during vacancy turns.
- Modernization of units to address safety items or concerns at vacancy turns that would prohibit immediate re-occupancy of unit.
- Upgrading exterior lighting at site as a safety precaution.
- Testing of lead-based paint at all pre-1978 multifamily developments as needed.
- Testing of radon on first floor units at vacancy turn and mitigation system installation as needed.
- Redevelopment, demolition and disposition of properties is being reviewed and analyzed to address growing affordable housing needs in our jurisdiction. Capital Funds will be utilized during this process.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

RHA recognizes the benefit of having its residents be involved with the communities while working towards a greater level of self-sufficiency. Each community may elect to have Resident Councils. Elections are held every 2 years with the current term going through 2026. RHA regularly communicates, shares and promotes opportunities to achieve this with residents. RHA promotes the following programs for residents:

- **Homeownership**: RHA offers an incentive public housing program that helps ready families for homeownership. The families that qualify for these homes based on a working preference are required to attend and complete home buyer's training classes annually. RHA continues to offer or provide referrals to workshops on money management and homebuyer education to assist in future homeownership. This program works with families to establish and/or improve credit, save for down payments, shop for financing, and select houses. The residents of this program have a rental program opportunity to prepare and achieve their goals. RHA also supports and promotes partnering organizations that provide affordable homeownership options including DHIC, Habitat for Humanity, land trusts, etc.

- **Supportive Services**: RHA has developed Memoranda of Understanding with community partners to better serve the needs of families of public housing. Communities In Schools of Wake County (CIS Wake) continues to be a crucial partner in the delivery of services in public housing. CIS Wake operates after-school and summer programs in several public housing communities. The children attend these centers at no cost to their families. In partnership with AT&T and Google Fiber, free internet service and digital literacy classes are offered in some of the public housing communities. RHA anticipates continuing to increase the number of communities receiving

free internet services. Partnerships such as these provide a plethora of resources and benefits to residents that would otherwise not be possible due to lack of additional funding for supportive services.

RHA continues to seek Designated Housing status from HUD at Glenwood Towers and Carriage House. These buildings were originally intended as designated buildings and RHA continues to operate them in a selective manner as allowed by HUD. The current DHP was approved by HUD through 2028 and designates these buildings to house the disabled, elderly, and near-elderly.

- **Community Involvement**: RHA continues to coordinate services with other agencies in the Raleigh area; including the Police Department, City Inspections, Community Development, and Parks and Recreation Department. In addition to the CIS centers, RHA provides space to a daycare center, the Inter-Community Council, Parks and Rec and Arts Together. The RHA staff is actively involved with coordinating programs with many community agencies; including Wake County Human Services, Communities-In Schools of Wake County, Inter-Act, Coordinated Entry, and Alliance Health. The faith community is involved in the public housing communities, and many non-profit organizations take an active role in programs in various communities.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

RHA continues to be rated as a high performer by HUD's management assessment system. RHA's Housing Choice Voucher program maintains high usage percentages and is highly rated by HUD. RHA is not designated as troubled by HUD and remains committed to its mission to provide safe, quality, affordable housing to LMI families in the greater Raleigh community. RHA also promotes personal responsibility and self-sufficiency of residents while maintaining the fiscal integrity of the agency.

Discussion

As a federally funded agency, RHA is impacted by budget decisions made by HUD. HUD provides guidance that funding for public housing will remain less than 100% of eligibility, so funds are not available to serve 100% of eligible families. Housing authorities are encouraged to find alternative means to modernize public housing units and use operating capabilities for activities that depend less on federal subsidies.

RHA is moving forward with redeveloping its aging housing stock as needed. Architecture and co-developer firms have been brought on board to assist with the redevelopment efforts. An extensive public and resident input process was undertaken to ensure that the redevelopment takes into consideration the wishes and needs of all stakeholders. RHA remains committed to protecting and increasing affordable housing within the city of Raleigh. Future activities may include affordable housing purchases, redevelopment, demolition and/or disposition.

AP-65 Homeless and Other Special Needs Activities - 91.220(i)

Introduction:

The information in this section discusses the current state of homeless services in Raleigh and Wake County and activities that the City of Raleigh will undertake in partnership with Wake County Government and the Continuum of

Care (CoC). All partners are working toward full incorporation of HUD requirements and best practices in service delivery to homeless households and consistent services and programs across the CoC.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs:

Outreach to homeless persons is done in a variety of ways:

1. The City of Raleigh is a member of the Wake County Continuum of Care (CoC) Governing Board, which provides oversight and guidance to the CoC and programs serving those experiencing homelessness. Staff participate in monthly committee meetings, with the goal of involving persons with lived experience.

2. The City of Raleigh is a member of the Wake County CoC and staff participate in monthly CoC meetings where representatives from the City, County, service providers, and individuals with lived experience give updates and discuss pertinent issues. The City works closely with Wake County, who serves as the lead collaborative applicant and also administers the Homeless Management Information System (HMIS), and manages Coordinated Entry.

3. Oak City Cares is a non-profit and multi-services center that connects individuals and families at risk of, or currently experiencing, homelessness to coordinated services. Through partnerships with more than 20 community providers the Center serves as an entry point for accessing programs operated by local partner agencies. The property for Oak City Cares was acquired by Wake County on March 29, 2017, and the City contributed $3.14 million toward the property purchase and construction costs. Oak City Cares provides an integrated set of homelessness prevention, assessment, case management, advocacy, access, and referral services and resources. The City will provide $75,000 in local funds to Oak City Cares to provide 40,000 weekend and holiday meals.

4. The South Wilmington Street Center is a men's shelter run by the Wake County Human Services Department. The Center offers emergency beds to men through a lottery system. Staff encourages men at the Center to become part of the housing program because the program provides a path to permanent housing. The City will provide $100,000 in CDBG funds which will provide emergency shelter to 400 homeless men.

Addressing the emergency shelter and transitional housing needs of homeless persons

The emergency and transitional housing needs of homeless persons will be addressed through emergency shelter, rapid rehousing, and tenancy support/care coordination. The following initiatives provide more detail:

- Targeting High Needs Clients - The Wake County Continuum of Care implemented and is continuing to refine a process to improve the delivery of housing and crisis response services and to assist people experiencing homelessness or at imminent risk of homelessness. This process, the Coordinated Entry System, institutes consistent and uniform access, assessment, prioritization, and referral processes to determine the most appropriate response to each person's immediate housing needs. Coordinated Entry is recognized nationally as a best practice that can improve efficiency, provide clarity for people experiencing homelessness, and help serve more people more quickly and efficiently with assistance targeted to address their housing needs. Coordinated Entry has established a protocol for prioritizing higher-needs clients presenting for emergency shelter and transitional housing.
- Homelessness Prevention, Rapid Rehousing, Emergency Shelter and Supportive Services - The City of Raleigh collaborates with Wake County Government to release a Request for Proposals to fund emergency shelter, rapid re-housing, homelessness prevention, street outreach, and the Homeless Management Information System. This collaborative funding process simplifies the application for providers, streamlines the contracting and reimbursement process, and enables agencies to provide consistent services to consumers. The result is more

efficiency in working toward a seamless safety net for households who are homeless or at-risk of becoming homeless.

- Emergency Shelter for Singles - In Wake County, there is an insufficient number of emergency overnight shelter beds for unaccompanied single men and women experiencing homelessness. South Wilmington Street Center, operated by Wake County, provides emergency shelter for single men. The City has and continues to fund the South Wilmington Street Center with $100,000 in CDBG funds, which will provide emergency shelter to 400 homeless men. In addition, the City will contribute CDBG funds for white flag shelter support, which is estimated to serve 635 individuals experiencing homelessness.

Oak City Cares serves as a multi-services center and provides coordinated assessment and connection to housing assistance and community resources, assessment for and connection to medical, mental health, and substance use care, Weekend meals for people experiencing homelessness and food insecurity, and laundry facilities, showers, computers, and phones.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again:

1. Since 2015, the City of Raleigh and Wake County have partnered on funding ESG-eligible activities by collaborating on a Request for Proposals (RFP) with a two-year funding cycle. The RFP for Fiscal Years 2025-26 and 2026-27 will be issued in spring 2025 and is funded with the City's ESG entitlement and the County's local Homeless Funds. The funds for this collaborative RFP will total approximately $1.1 million and will fund the following ESG-eligible activities: Emergency Shelter, Street Outreach, Rapid Re-housing, Homelessness Prevention, and Homeless Management Information System (HMIS). This collaborative funding process streamlines the process and enables the CoC to provide consistent services according to adopted communitywide standards for consumers. The City, County, and CoC meet regularly and continue to work with grant recipients and help them adapt to the Combined RFP approach.

2. Shortening shelter stays: The collaborative RFP requires all shelter providers to have at least one MOU with a Rapid Re-Housing provider. These purposeful connections are intended to decrease the number of days involved in an average shelter stay. Rapid Re-Housing programs are expected to operate on a Housing First model, where clients are placed in housing first and provided with the support services appropriate to their need. The Housing First model should eventually result in shorter stays at shelters and increase access to Rapid Re-Housing programs and permanent housing. The communitywide standard is no more than 45 days in shelter before being rehoused.

3. Access to housing units: One priority in the City of Raleigh Consolidated Plan (ConPlan) is to "Prevent and Reduce Homelessness." One strategy for achieving this goal is to increase the production of affordable and permanent supportive housing. Additional affordable and permanent supportive housing will help those experiencing homelessness with the greatest need.

4. Preventing homeless from becoming homeless again: The goal is to help individuals avoid becoming homeless after being discharged from a publicly funded institution or system of care. Community partner Alliance Behavioral Healthcare assures that services are provided to persons who are being discharged from mental health care facilities.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and

corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City's Housing and Homeless Services Request for Proposals (RFP) will use ESG dollars to fund the following activities in 2025-2026, with no more than 60% of the total award being allocated to street outreach and emergency shelter.

Agency	Approximate Award (year 1)	Use of the Funds
TBD	$175,000	Rapid Re-housing
Wake County CoC HMIS Administrator	$75,000	HMIS Administration
Total City ESG Funding	$250,000	

TABLE 11 – ESG

In addition, the City of Raleigh works to prevent low-income individuals and families from becoming homeless in various ways. The efforts below are included in the City strategy:

- Providing CDBG-funded public service grants to nonprofits that provide services to homeless subpopulations.
- Providing $68,000 in City support for Support Circles, a Rapid Re-housing and Homeless Prevention program managed by Catholic Charities, which will serve 25 households.
- City administrative support for Passage Home, a nonprofit that works to find housing for ex-offenders and homeless veterans.
- Partnerships with community agencies that provide case management, budget counseling, employment training, and financial assistance to help households who are at risk of homelessness.
- Eviction prevention legal clinic has been established in partnership with Campbell Law School which has avoided eviction for dozens of clients.
- Homelessness Prevention, Diversion, and Rapid Exit program to provide interventions to those at imminent risk of becoming homeless or experiencing homelessness.
- Homebuyer counseling and training for potential first-time homebuyers.

Discussion:

The City of Raleigh and Wake County work in partnership with the Continuum of Care (CoC) to address homelessness in our community and region. The actions outlined above are designed to improve the movement of homeless citizens from shelter to stable, permanent housing as well as ensuring those housed remain housed. The actions are also intended to reduce the length of time individuals and families are homeless; create a communitywide coordinated intake / assessment process (Coordinated Entry), establish a tool for compiling a comprehensive list of prioritized persons needing permanent supportive housing (the By-Name List), and reduce the average number of nights spent by anyone at a shelter. The goal is to make homelessness rare, brief, and nonrecurring.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Barriers to Affordable Housing – see Market Analysis, section MA-40 for additional detail

Cost of Housing Development:

The cost of developing housing, including land costs and construction costs is rapidly increasing. Construction costs increased by almost 20% from 2020 to 2024 according to the U.S. Bureau of Labor Statistics. The increased cost of construction has led to higher market prices, making housing less affordable.

Lack of Funding:

The amount of federal funds – CDBG, ESG, and HOME – has not kept pace with inflation or the need. Federal funding for maintaining existing or building new public housing, which is the primary source of housing for very low- and extremely low-income households, has been on a long-term downward trend and resources to address housing for the non-homeless hardest-to-serve (e.g., the working poor) is very limited.

Additionally, the formula used by HUD to allocate CDBG includes "age of housing" among the metrics. Raleigh is seeing private sector removal of significant numbers of older "naturally occurring" affordable apartment communities. This trend could reduce the funding available to the City to address its shrinking supply of such units.

Zoning Policies:

The state of North Carolina law does not allow for mandatory inclusionary zoning and past efforts to pass laws (or introduce bills) to allow it in specific jurisdictions have been unsuccessful. Affordable housing development has been stunted due to the proliferation of low density, single-family zoning. Approximately 55% of land within the City of Raleigh was zoned for single-family housing prior to 2021.

As North Carolina is a "Dillon Rule" state, meaning that municipalities only have the powers granted to them by the state legislature, the City of Raleigh is limited in its ability to innovate in creating additional affordable units beyond traditional methods already allowed in state law. Most of the traditional methods involve financial investments by the City and, of course, such methods can only reach as far as the funds that are available.

Additional State Policies:

Affordable housing remains a relatively low priority at the state level and the elimination of state's housing tax credit program for the development of low-cost housing has reduced the funds available to address housing needs statewide. Additionally, the state Qualified Allocation Plan requirements make it difficult for a single city, even one that is growing rapidly, to receive more than two low-income housing 9% tax credit development per year and the scoring system discourages mixed income housing and redevelopment of inner-city sites except in narrow circumstances. Raleigh has pointed out to NCHFA in the past these concerns as well as an apparent suburban bias in the LIHTC scoring system.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

The City's Housing Location Policy aims to expand affordable housing choices for all residents. This policy identifies census tracts with high concentrations of racial and ethnic minorities, as well as those with a high percentage of subsidized rental properties. The policy encourages affordable housing development in underserved areas located near

transit lines, employment centers, and commercial centers, specifically outside of the identified concentrated census tracts.

As Raleigh's housing costs escalate, the city faces a growing loss of naturally occurring affordable housing, particularly older apartment complexes. Recognizing the urgency, the City partnered with Wake County, Truist Bank, Wells Fargo Bank, First Horizon Bank, and Self-Help Ventures Fund to create the Wake Affordable Housing Preservation Fund (WAHPF) in 2022. The WAHPF is a loan fund capitalized with 61.6 million dollars and provides financing for nonprofit and for-profit developers to acquire, refinance, rehabilitate, and preserve existing affordable multifamily rental housing across Wake County. The City also provides gap financing to developers for the acquisition and rehabilitation of small-scale rental housing properties and large multi-family apartment communities.

Another partnership to better address the fair housing impediments in the local housing market is the Regional Analysis of Impediments (AI) to Fair Housing Choice being carried out with the participation of the City of Raleigh, Wake County, Town of Cary, and the two local housing authorities. This process included data analysis, focus groups with partner agencies, and public meetings to assess the barriers to fair housing in the region. The findings of this analysis influenced the selection of the goals in this plan.

Additionally, The City of Raleigh will continue to prioritize connecting affordable housing and transit. The City will continue to identify sites for housing development opportunities along transit corridors utilizing existing funding strategies including the 2020 Affordable Housing Bond. Local zoning code changes incentivizing the inclusion of affordable units have been implemented in areas surrounding the City’s investments along transit lines, including the proposed Bus Rapid Transit (BRT) routes. The incentives include height bonuses if required affordable housing targets are met (ex. 5 stories instead of 3).

The Raleigh City Council is committed to expanding housing choices through ongoing regulatory changes. A key focus is on 'Missing Middle' housing types, such as duplexes, triplexes, and townhouses, which bridge the gap between single-family homes and large apartment buildings. These types integrate well into existing neighborhoods.

In recent years, the Council has adopted ordinances allowing Accessory Dwelling Units (ADUs), Missing Middle housing, and tiny homes by right. Additionally, Raleigh employs proactive zoning strategies, offering significant development bonuses along transit corridors in exchange for affordable units within market-rate projects.

These alternative housing types have contributed to new housing development and will continue to play a crucial role in enhancing housing affordability in Raleigh.

The City of Raleigh has created an expedited review process for affordable housing projects receiving city-supported funds. This process includes a flag in the permitting software to prioritize these projects, recognizing the importance of meeting funding deadlines and facilitating timely development.

Discussion:

To address Raleigh's growing population and rising housing costs, the City will pursue diverse strategies to provide affordable housing in high-need areas. Recognizing the potential of Bus Rapid Transit, the City will prioritize affordable

housing development along these transit corridors.

Key strategies include:

- Leveraging land value for small-scale rental opportunities.
- Exploring land trust models to facilitate affordable housing development.
- Partnering with Wake County to identify and preserve affordable rental units nearing the expiration of HUD affordability requirements. Early intervention will allow the City and County to collaborate with developers to maintain these units as affordable housing.

By implementing these strategies and proactively seeking new opportunities, the City aims to achieve its goal of creating 5,700 affordable housing units by 2026.

AP-85 Other Actions – 91.220(k)

Actions planned to address obstacles to meeting underserved needs

Every year the City uses its ESG and CDBG funds to offer grant programs to help address the needs of underserved populations.

The City partners with the County to award ESG funds to help aid the multiple areas of need for the homeless populations. The City and Wake County jointly issue a competitive RFP every two years that is funded with ESG funds (City) and local funds (County). This combined application seeks to create a streamlined application for nonprofits and also allows the City and County an opportunity to combine their resources to address homelessness. For FY2025-2026, the City will be providing funding for rapid re-housing and HMIS administration.

The City also provides subrecipient grants to nonprofits through RFPs to address community needs. The Community Enhancement Grant (CEG) program is an annual grant that is awarded through a competitive RFP process. The programs that are awarded the funds must provide direct client assistance to an underserved population, including workforce development, within the City limits. The City is continuing to offer this grant with an additional focus on non-profits that have programs targeting at-risk populations.

Finally, low-income families wanting to purchase their first home will receive homebuyer counseling training through a local nonprofit.

Actions planned to foster and maintain affordable housing

Affordability with rental and homeownership options is becoming a major concern within Raleigh. Land is rapidly increasing in value and construction materials continue to rise making housing options more and more expensive.

To continue the development of rental units, the City will continue to provide gap-financing opportunities to developers through a competitive Notice of Funding Availability (NOFA) process to support 9% and 4% Low-Income Housing Tax Credit (LIHTC) projects and non-LIHTC projects including small-scale rental development. The City recently created a competitive Small-Scale Rental Development Program that offers both gap financing and various City-owned sites through a long-term lease for affordable rental developments.

In addition, the City has made changes in the past several years to the Unified Development Ordinance (UDO) to

implement zoning-based density and height bonus incentives. A density and height bonus incentive is available within the Frequent Transit Development Option (FTDO) area and a height bonus within the Transit Overlay District (TOD). Affordable rental units generated through a density or height bonus incentive are to be set aside at no greater than 60% AMI and include a minimum 30-year affordability period.

The Housing and Neighborhoods Department is continuing to explore leveraging the value of City-owned lots to help produce smaller rental developments like duplexes, cottages, or quads. Funds will also be available to developers seeking to preserve affordable units through rehabilitation.

As housing prices speedily rise, the need for housing assistance will continue to increase. For those looking to purchase a home, the City will also continue to provide direct financial assistance in the form of a 0% interest forgivable second mortgage. This loan is offered to first-time homebuyers that have a qualifying household income. Funds will also continue to be made available for first-time homebuyer housing counseling services.

Because Raleigh is a high-cost housing market, the City has decided to set its own home purchase price limit for homebuyer assistance and homeowner rehabilitation programs, rather than using the limits established annually by HUD. The purchase price limit for 2024 is **$384,750**. This limit was established in accordance with a market analysis conducted following the required framework laid out by federal regulation in 24 CFR 92.254(a).

Federal regulation requires that the 95 percent of the median area purchase price must be established in accordance with a market analysis using a sufficient number of recent housing sales. Sales must cover the requisite number of months based on volume: For 500 or more sales per month, a one-month reporting period; for 250 through 499 sales per month, a 2-month reporting period; for less than 250 sales per month, at least a 3-month reporting period. The housing sales data must reflect all, or nearly all, of the one-family house sales in the entire City.

The 2023 analysis used real estate sales data from the Wake County Tax Administration, available at https://www.wakegov.com/departments-government/tax-administration/data-files-statistics-and-reports/real-estate-property-data-files. The analysis included six months of data (from June 1, 2023 through November 30, 2023) on single-family home sales within the City limits of Raleigh. The number of sales in each month during this period is shown below:

- June 2023: 591 sales
- July 2023: 484 sales
- August 2023: 395 sales
- September 2023: 392 sales
- October 2023: 429 sales
- November 2023: 366 sales

The number of months included in the reporting period (6 months) exceeds the required number of months based on sales volume to ensure thoroughness and accuracy of the calculation.

The median sales price was determined following the methodology from 24 CFR 92.254(a):

1. The data was listed in ascending order of sales price
2. The middle sale on the list was considered the median (sales price of $405,000)
3. This amount was multiplied by 0.95 to determine the purchase price limit:

$405,000 x 0.95 = **$384,750**

It is critical for the Housing and Neighborhoods department to strengthen new and existing partnerships that will help

develop affordable rental units and affordable homeownership options.

Actions planned to reduce lead-based paint hazards

Lead-based paint (LBP) remediation is an integral part of the City of Raleigh's rehabilitation program. All rehabs of owner-occupied homes are tested for lead-based paint and any LBP found is appropriately remediated.

Actions planned to reduce the number of poverty-level families

The City will continue to work with multiple partners to provide services to help alleviate poverty by providing funds to non-profits to assist with shelter needs, meals, and basic needs for those who are in need. The CEG and Human Services Grants will continue to focus on providing funds for non-profits to provide direct services to clients with services or programs that will help reduce barriers for housing and employment related needs.

Actions planned to develop institutional structure

Efforts have continued to create collaborative and efficient processes between funding sources, such as the City/County collaborative RFP process for housing and homeless services. The collaborative RFP will be issued in Spring 2025 has a two-year funding cycle and that began in FY2025-2026. The City also works closely with the Wake County Continuum of Care (CoC) and its members, including Oak City Cares. The CoC's lead agencies administer the Coordinated Entry and HMIS Systems.

Oak City Cares serves as an access site for connecting homeless individuals and families to a network of support services offered by local organizations. OCC utilizes community collaborations with government, non-profit and faith-based organizations to strengthen the pathways to these life-rebuilding services for its clients by providing the following services on-site: coordinated entry & assessment; urgent care health clinic; behavioral healthcare; Veterans Services; street outreach; homeless prevention & diversion; domestic violence services; Medicaid & SNAP application assistance; and employment readiness. On-site service partners include: Advance Community Health; Haven House Services; InterAct; Monarch Behavioral Health; SNAP; StepUp Ministry; Durham VA Health Care System; Triangle Family Services; WakeMed; Wake County Public Health and Human services; Alliance Behavioral Health; NC FIT; SouthLight; Project CATCH; and Church in the Woods. The purpose of providing coordinated services in one location is to make homelessness rare, brief and non-recurring for the people served.

Actions planned to enhance coordination between public and private housing and social service agencies

The City collaborated with the Partnership to End and Prevent Homelessness and Catholic Charities to build on the success of its Oak City Outreach Center. These three agencies partnered with Wake County to buy and retrofit a building into a multi-purpose center, Oak City Cares, to serve the homeless population with a new coordinated entry facility,

which opened in April 2019.

Discussion:

The City of Raleigh will continue its long-term partnerships with RHA, Wake County, the CoC, and private nonprofit in addressing needs that do not stop at the City border. The City will continue the coordination to include significant investments in land and development of affordable housing options in areas that will help connect lower-income residents to transit.

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

This section shows information on program-specific requirements for the Community Development Block Grant (CDBG), HOME, and Emergency Solutions Grant (ESG) programs.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)
Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	93.85%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. **A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

   The City of Raleigh uses HOME funds to assist existing owner-occupants with the rehabilitation of their homes, to finance the acquisition of homes for homebuyers by providing down payment and closing cost assistance and/or gap financing, and to assist developers with the acquisition, new construction, or rehabilitation of affordable rental housing. The City of Raleigh invests these HOME funds as interest- and non-interest bearing loans and deferred payment loans, both forgivable and non-forgivable.

2. **A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**
   The City of Raleigh uses the recapture provision to secure long-term affordability. Under this mechanism, the City of Raleigh recaptures a portion of the direct subsidy if the HOME recipient sells the house within the 30-year loan term, which is 20 years beyond the required affordability period. The recipient's HOME direct subsidy is discounted (reduced) 10% on each anniversary of the Note starting on the 20th anniversary and then forgiven in its entirety at 30 years. The recapture provisions are outlined in the HOME agreement with the HOME-assisted homebuyer and in Deed Restrictions.

3. **A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

   The recipient of a direct HOME subsidy is required to execute a HOME written agreement, which explains the recapture provision, prior to sale. Furthermore, deed restrictions that run with the land are recorded to enforce the provisions.

4. **Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

   The City of Raleigh does not use HOME funds to refinance existing debt on a property.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. **Include written standards for providing ESG assistance (may include as attachment)**

   Please see Attachment "ESG Written Standards," Coordinated Entry System Policies and Procedures Manual.

2. **If the Continuum of Care has established centralized or coordinated assessment system that meets HUD**

requirements, describe that centralized or coordinated assessment system.

Wake County is the Local System Administrator (LSA) for NC 507's coordinated assessment system. The system, which includes Access Sites, is the entry point for connecting individuals and families experiencing a housing crisis to appropriate programs. The coordinated assessment system was developed with input from service providers to ensure.

Access Point meetings and trainings are regularly offered and well attended. The Operations Manual has been reviewed by the Coordinated Access Committee (CAS), a CoC committee of service providers. Staff from the service providers who work on this committee are licensed users of HMIS and use the Vi-SPDAT as the assessment tool to determine acuity for the by-name list. This improvement process has continued and is ongoing.
Other meetings of service providers continue, as well, to make ongoing improvements to the coordinated entry system:

1. The CoC holds regular monthly Governance Committee, Membership Committee, and subcommittee meetings, which include representatives from agencies providing shelter, street outreach, rapid re-housing, and/or prevention services, as well as City and County staff to coordinate how issues are consistently and collaboratively addressed.

A formal partnership was formed between the CoC, the City, the County, and Catholic Charities to develop Oak City Cares, a multi-service center, which also provides a variety of services, housing options, and training opportunities for homeless individuals and families. Oak City Cares is the CoC's lead agency for Coordinated Entry.

3. **Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).**

Since 2015, the City of Raleigh has partnered with Wake County Government on a collaborative Request for Proposals (RFP). This has increased efficiency, reduced administrative burdens on the homeless service providers, and increased standardized practice among homeless service providers communitywide. Contracts have been awarded as 2-year contracts, as noted in the RFP. For the providers that met performance metrics at the end of the first year, as specified in their contract, contracts were extended for the second year using new ESG allocations, which were distributed proportionally among the subgrantees based on their first-year awards.

A new RFP is issued every two years. The sixth collaborative RFP will be issued in spring 2025 for the period July 1, 2025—June 30, 2026.

The City will ensure that 100% of the required ESG match will be met. Agencies awarded ESG funds are required to match ESG funds with other non-ESG funds. In addition, the City will provide matching funds through supporting shelter operations of the South Wilmington Street Men's Shelter ($100,000: CDBG), white flag emergency shelter operations ($100,000: CDBG), and Catholic Charities Support Circles Homelessness Prevention/Rapid re-housing ($68,000: City). The City has not budgeted any of its ESG funds to support emergency shelter activities.

4. **If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under**

ESG.

Wake County serves as Wake County Continuum of Care's lead agency.

5. **Describe performance standards for evaluating ESG.**

The following performance standards are used to evaluate ESG. These are applicable to all project types and are tracked by HUD and the CoC to measure the efficacy of the system.

- Length of Time Homeless Return to Homelessness
- Number of exits to Permanent Housing (rental or ownership)
- Number of Returns into Homelessness

Discussion: As shown in the answers to Questions 1-5 above, the City of Raleigh works closely with its CoC and Wake County to address homelessness in the City and County in a comprehensive fashion.

Attachment Table of Contents

Citizen Participation

- Stakeholder Consultation and Public Meeting Comments
- 1st Public Hearing - Resident Comments & Staff Responses
- 1st Public Hearing - Minutes
- Survey Report

Unique Appendices

- 2026-2030 College Park NRSA Extension Request
- NC-507 Written Standards

SF-424s and Certifications - (to be submitted after City Council approval of the Consolidated and Annual Action Plan)

Stakeholder Consultation and Public Meeting Comments

Stakeholder Consultations

Wake County Health & Human Social Workers, Drug and Injury Unit – 10/23/2024

- There is a need for more coordinated outreach in encampments to inform people about available resources.
- Cross-training between HHS social workers and housing providers is needed to address gaps, especially for handling individuals with substance use disorders.
- $1M from the Opioid Settlement Plan RFP is earmarked for recovery support housing, with partnerships involving Urban Ministries, B2H, and Emmaus House, offering 7 beds for individuals with substance use disorders.
- Oxford House has strict policies, and Emmaus House's model works well but has age restrictions for children, preventing parents with children from staying together.
- Some individuals choose to live in encampments due to unaffordable deposits, prior evictions, and unpaid utility bills.
- Transportation barriers exist for people accessing services at the Oak City Cares (OCC), leading to a need for satellite offices throughout Wake County.
- Focus on a Harm Reduction Program using the Housing First model to house individuals still using drugs, aiming to reduce stigma and harm.
- Justice-involved individuals, especially those on probation, face difficulty finding housing due to criminal records, particularly for families and individuals with pets.
- There is a shortage of transitional housing for individuals struggling with substance use disorders or re-entry.
- Homeless individuals living with struggling family members do not meet the prioritization criteria on the by-name list.
- OCC is overwhelmed with workload capacity, affecting the housing navigation process.

Wake County Public School System (Social Worker Group) – 11/1/2024

- Families with low incomes struggle to afford housing due to limited wages.
- Many families are living in unsafe conditions, such as hotels, or doubled-up with others, particularly those with special needs children.
- Transitional housing is often unsafe for families.

- Rundown hotels are seen as potential shelters for families transitioning to permanent housing, not for individuals.
- Families living in hotels are often overcrowded and face difficult living conditions, especially undocumented families.
- The McKinney-Vento definition of homelessness does not align with HUD's definition, causing families to be ineligible for certain assistance programs.
- Limited resources for partners experiencing domestic violence or unemployment.
- First and last month's rent is a barrier, as housing vouchers typically don't cover security deposits.
- Issues like poor credit, eviction history, and a lack of financial literacy prevent families from securing housing.
- The 18-20 age group needs separate shelters from adult men and women, as current facilities cause fear and intimidation.
- Undocumented families face significant challenges due to a lack of resources, relying mostly on shelters for support.
- Gentrification and redevelopment are displacing families, particularly those with low incomes, leaving them without affordable housing options.
- Some families do not have income due to childcare responsibilities, especially when children have special needs, making affordable housing even harder to access.

Cornerstone (Bridge Housing Program)– 11/13/2024

- Homeless individuals should be treated with dignity and respect, as done at Cornerstone, which is a model of positive treatment compared to other places.
- More programs like Cornerstone are needed to provide safe spaces and respectful treatment for individuals experiencing homelessness.
- Education is crucial to help individuals navigate processes and access resources.
- Raise awareness about available resources, as many people are unaware of programs like Cornerstone.
- The success of Cornerstone highlights the need for more units and similar programs throughout the county.
- Alternative partnerships, such as with Habitat Restore or Rescue Mission, are needed to offer more support, including furniture vouchers with shorter wait times than Green Chair's.
- Offer financial literacy and life skills training regardless of the number of attendees, ensuring that those willing to learn have the opportunity.

- Provide continued supportive services, including trauma-informed support, mindset change, and social worker assistance to navigate resources.
- Increase street outreach efforts to make more people aware of available resources.
- Address the shortage of shelter space, as a major complaint from individuals is the inability to access shelters.
- Start a Street Rescue Mission with sponsorships from local businesses, offering meals, snacks, clothes, and community events to promote resources and reach people on the streets.
- New developments need to be more affordable, and advocacy is needed to bring together agencies to create more affordable housing options, including partnerships with churches.
- Increase the availability of affordable rental and homeownership units, with homeownership assistance being a top priority for individuals moving out of Bridge Housing programs.

Wake County Public School System (Staff & Student Diversity) – 11/15/2024

- Salaries for teachers, bus drivers, maintenance workers, and support staff are insufficient to afford rent in Wake County.
- Most teachers do not earn $68,500, making it difficult to meet 80% AMI requirements for a single-person household.
- Partner with agencies offering financial literacy training to families, which could help alleviate housing struggles.
- WCPSS HR could help make housing programs accessible to teachers and staff.
- Teachers face extreme financial trade-offs, such as choosing between paying rent and eating, often relying on second jobs or soup kitchens.
- WCPSS staff cannot afford to live in Wake County due to rising housing costs, with exurbs being affordable, requiring long commutes.
- The loss of NOAH (Naturally Occurring Affordable Housing) has had a significant effect, with neighboring counties also feeling the impact.
- North Carolina lacks a centralized Housing Department; instead, housing development is handled by NCFHA, while homeless services are under NCDHHS, with limited coordination between the two agencies.

Continuum of Care (CoC) Membership Meeting – 11/18/2024

- GoWake is not the only free transportation option; the system is complex, and there is a need for better coordination.
- Partner with FairChance NC, a nonprofit focused on poverty remediation, to address transportation and other needs.
- Increase the number of vouchers and rent subsidies to help with housing access.
- Address the bottleneck in rapid rehousing enrollment and enhance the County's Landlord Engagement Unit (LEU) to reduce delays.
- Evictions remain a significant barrier, and while vouchers can help with prior evictions, they are insufficient.
- Family Promise is facing challenges with eviction prevention, requiring more support and funding.
- More funding is needed for job training, supportive services, and homelessness prevention.
- Focus on early interventions and social services to prevent homelessness.
- Enforcement against exploitative landlord practices and engage more landlords to offer affordable units.
- More subsidies are needed to incentivize landlords and preserve affordable housing.
- Establish a database to track and share information about available affordable units.
- Increasing number of seniors are becoming homeless due to mental health challenges, often reluctant to stay in shelters.
- Focus on housing units for 30% AMI seniors and those on fixed incomes.
- Increase the number of affordable units and set aside units for lower-income households.
- Help landlords with below-market rate rents by providing subsidies to preserve NOAH (Naturally Occurring Affordable Housing), preventing displacement and loss to market rates.

Triangle Community Coalition – 11/20/2024

- Understanding the difference between 4% and 9% Low-Income Housing Tax Credit (LIHTC) applications.
- Partner with Vernon Malone College and Wake Tech to offer job training opportunities.
- Provide job training in key sectors like construction and inspections to support affordable housing development.

- Collaborate with municipalities to address restrictions and costs related to infrastructure (community sewer, transportation impact fees) that add to construction expenses. Mitigating infrastructure costs will help encourage affordable development.
- Urban centers have high land prices, leading to more affordable development in rural areas like Sanford where costs are lower.
- Advocate for by-right zoning to streamline affordable housing development, simplify municipal regulations, and increase housing density.

City of Raleigh Fair Housing Board – 11/20/2024

- Educate on heir property laws.
- Improve transportation services, especially bus coverage in remote areas of Wake County.
- Enhance the website by linking to City of Raleigh housing resources for better coordination.
- Share LEU information with the Board.
- Partner with faith-based communities to build capacity, educate on the development process, and foster partnerships.
- Rebuilding Together is a valuable partner for redevelopment efforts.
- Address challenges with unaffordable rent deposits and monthly security payments.
- Provide rental assistance for students.
- Increase support for the “working poor” and middle-income families struggling to make ends meet.
- Nearly 5,000 students are experiencing homelessness, leading to chronic absenteeism and the need for stabilization.
- Incorporate the McKinney-Vento definition into homeless services to support students in stable homes.
- Dedicate more funding to Community Housing Development Organizations (CHDOs), especially Black/African American CHDOs.
- Utilize underdeveloped land owned by faith-based communities by building their development capacities.
- Expedite rezoning processes for housing projects.
- Expand student rental housing options.
- Redevelop dilapidated homes into affordable homeownership properties.
- Collaborate with other homeownership programs to address understaffing at DHIC.

- Increase funding for Affordable Housing Programs (AHP), as current assistance is inadequate.
- Implement vacancy taxes on underutilized and vacant homes, following best practices from California and Baltimore.
- Address liens on inherited properties, which create barriers to generational wealth for low-income families.

Affordable Housing Developers – 11/21/2024

- Nash County mobile home community has issued notices to undocumented families to leave.
- Improve website for easier navigation of housing processes.
- Increase the availability of Permanent Supportive Housing.
- Housing vouchers don't cover security deposits, creating a barrier.
- Focus on eviction prevention—question of whether an eviction must be filed before assistance can be received and its impact on records.
- Need for long-term subsidies as families are struggling for longer durations.
- Families living in hotels need more support and lack knowledge to resolve evictions.
- Increase financial literacy programs.
- Long-term rental assistance needed for households earning 30% AMI or below.
- Lack of landlords willing to rent to voucher holders.
- Evictions, poor credit, and criminal records are barriers to housing access.
- Develop strategies to address landlord objections; LEU has helped but isn't meeting the high demand for housing.
- Barriers to accessing new developments due to credit, evictions, and criminal histories.
- No local-level regulations for landlords.
- Many families are forced to stay in hotels; Salvation Army is maxed out.
- Need more family shelters due to growing homelessness, even among families earning 50% AMI.
- Families are returning to homelessness because of high rent costs.
- The Coordinated Entry system is broken and needs improvement.
- Encourage more market-rate developers by offering additional subsidies.

- DHIC faces a 120-day wait period to receive Certificates of Occupancy (COO), delaying the lease-up of units for families in need.
- Need more affordable housing units for families earning 30% AMI or less.
- Focus on 30%-60% AMI, as most residents are cost-burdened and need more subsidies.
- Housing and rental prices have skyrocketed, making it harder to include 30% AMI units in new developments.
- People in manufactured home communities are at risk of displacement due to redevelopment.
- Need 3-4 more places like King's Ridge to address housing needs.
- Support generational wealth-building through homeownership.
- Property taxes are becoming a challenge for low-income homeowners.
- Preserve owner-occupied homes through rehabilitation, especially NOAH properties, and continue prioritizing rental and homeowner support.

Homebuilders Association – 12/2/2024

- Need to determine the size of the municipality to qualify for CDBG grants.
- Need: Identify how many people need to be served and what AMI percentage applies.
- Show Net/Net results from 2016-2019 AH plans to demonstrate the impact of housing efforts.
- Explore the potential appetite for a housing bond to fund affordable housing.
- Housing Market Trends:
- 7% more homes were sold last year compared to the previous year.
- New home market is active despite construction delays.
- Older homes are not selling as quickly.
- Review the success of the 2020 Consolidated Plan goals through shared CAPER data.
- $5M in federal funding—questions about how to serve all populations, especially Priority Population #1 (0-50% AMI).
- Limited County control over affordable housing development but continue to encourage municipalities and developers to engage.
- High construction, infrastructure, and regulatory costs contribute to rising development expenses.

- Implementing by-right zoning can expedite affordable housing construction by removing one regulatory hurdle.
- Supply vs. Demand: Focus on supply issues—there's no demand problem, but the loss of affordable housing due to market forces is a major concern.
- Between 2012-2022, 50,000 Naturally Occurring Affordable Housing (NOAH) units were lost.
- The overall housing shortage is a key issue, with a failure to keep up with growth exacerbating the problem.
- Bring all stakeholders to the table and they must contribute. All players, including the market, must help address the affordable housing shortage.
- Need housing solutions across the continuum from homelessness to homeownership, but resources are limited.
- It is extremely difficult for those earning 50-60% AMI to access homeownership without heavy subsidies, such as those provided by Habitat for Humanity.
- Support for first-time homebuyers is critical.
- Focus should first be on preserving existing affordable housing and then seeking voter approval for a housing bond to fund new construction.

Raleigh Housing Authority – 12/2/2024

- Voucher Utilization is at 100%, with 400 additional families served since 2023, but no additional vouchers are available. Few participants port out to other areas.
- Need a clear process to determine what percentage of funding goes toward goals and priority populations.
- What method is used to decide how resources are allocated between homeownership and rental programs.
- For RHA to consider Foster Youth Independence (FYI) vouchers, committed partnerships for support services are essential; collaboration is key, and discussions are ongoing.
- Many 30% AMI households need support services that RHA does not provide, and there is a lack of capacity with only one Service Coordinator. More staff and partnerships are needed for on-site services.
- While RHA keeps an open mind, recent charges and the type of crime can impact approval, leading to challenges for re-entry populations at risk of homelessness.
- More landlords are needed to serve the 1,400 vouchers. Pushback from landlords is growing due to rising FMR and unwillingness to renew leases.

- Many individuals coming off the waiting list are homeless or at risk, but RHA lacks the services and partnerships to support them adequately.
- RHA is aiming for 400 new units, ideally through hotel conversions with clusters of PBV, which align well with 9% LIHTC projects.
- The greatest need is for more buildings as the waitlist grows exponentially, with a clear imbalance between supply and demand.
- Focus on ways to help people stay in their homes especially amid gentrification, tax increases, and property abandonment.
- The loss of affordable housing is a significant problem that needs to be addressed.
- Rising property taxes have become a burden for seniors, creating additional housing challenges.

Triangle Apartment Association – 12/6/2024

- Tenants struggle to catch up once behind on rent, with delayed eviction processes compounding the problem.
- Informing landlords and property managers about rental assistance programs can help keep households housed.
- Smaller municipalities need more resources for housing support; current resources like the OCC webpage are insufficient.
- Landlords face overhead costs and bank loans; a potential emergency loan pool could help them during rent delays.
- Rental assistance is crucial for helping people stay housed, especially in this market where it's hard to catch up on rent.
- Some landlords lower rent but raise credit score requirements, creating a new barrier for renters.
- Questions arise about whether there are incentives for apartment communities.
- Developers face challenges qualifying for CHDO-CDBG dollars; it's easier for rehab than for development, and many avoid it due to restrictions.
- There's concern about leaving funding on the table due to a lack of viable CHDOs in communities.
- The housing supply and cost problems push developers to other markets if the numbers don't work.
- Density incentives and zoning policies are important for development, but recent trends show developers shifting away from multifamily projects.

- Delayed inspections and increased fees (e.g., transportation, parks & recs, EV charges, trash regulations) raise the cost of rental units.
- Keeping rent affordable is challenging due to rising property ownership and maintenance costs, which are passed onto renters.
- Rental property owners face bad debt, rising insurance, taxes, and repair costs, adding financial pressure.
- Faster, more cost-effective ways to develop smaller, affordable rentals are needed.
- Although grants help, the US housing market is primarily privately owned, so solutions require collective effort.
- Collaborating with the TAA to quantify how fees impact rental prices can help make a case to municipalities.
- The CARES Act led to delayed evictions, and advocacy is needed for changes in legislation, including sunsetting certain laws.
- Advocacy for the HOME Grant can help increase and preserve affordable housing.

GoRaleigh – 12/6/2024

- The average person spends $12,000 annually on transportation.
- Housing resources should be shared with GoRaleigh staff to optimize transit support.
- GoRaleigh partners with CoC members to provide 11,000 transit passes, sponsored by the Wake Transit Plan.
- Transit fairs have been re-implemented, impacting traffic with 18-month passes.
- Senior homeless population using bus stops as shelters; the issue has declined since 2022 but remains a concern.
- CDBG grants offer opportunities to improve BRT (Bus Rapid Transit) mobility.
- The influx of multi-family developments could increase ridership; core transit services are crucial for affordable housing.
- GoTriangle and GoRaleigh share stops, particularly at Raleigh Union Station.
- There is a focus on identifying affordable housing opportunities in the Southern Corridor (New Bern Ave).
- Transportation challenges arise when developers choose cheaper land for residential or mental health facilities without factoring in transportation needs, leading to inadequate infrastructure and limited transit routes.

Cooperating Raleigh Colleges meeting with Maura DiColla – Executive Director – 1/16/25

- The agency works for the 6 college presidents in Raleigh.
- 20% of college students in Raleigh are housing insecure - grad students #s are even higher.
- They try to convene 219,000 jobs (40% of the workforce in Wake County) employees and 110,000 students.
- Works with the City of Raleigh to work on basic needs and insecurities - has used ARPA funding.
- Connect with existing resources and identify new ones.
- Student Basic Needs Coalition (national) - Students Supporting Students (s3) (local) - SNAP benefits, etc.
- The City of Raleigh Human Services Grant may be their best match as ARPA funding is finite.

Public Meetings

Method Road Community Center Public Meeting – 10/3/2024

- Improve information sharing to educate residents about available resources.
- Requiring a court order for eviction puts families at risk of homelessness, especially with delays in assistance and long waitlists.
- Increase support for homeless teenagers.
- The failed Coordinated Entry system strained service providers and created a bottleneck at Oak City Cares.
- Explore the Transfer Development Rights Model for historic preservation.
- Consider donating property to non-profits or using Community Land Trust (CLT) and historic preservation models.
- The former DMV site can potentially be used for affordable housing.
- Rehabilitate units using tax credits, including green tax credits.

City of Raleigh Public Meeting (virtual) – 10/9/2024

- Enhance outreach efforts to ensure communities, people in need, and the homeless population receive information about available services.

- Address concerns about neighborhood changes due to developers purchasing naturally occurring affordable housing (NOAH) near transit corridors and redeveloping at market rates.
- Explore the use of restrictive covenants to preserve affordability and protect communities from displacement

John Chavis Community Center Public Meeting – 10/10/2024

- Enhance community engagement through email lists, listservs, and engaging CAC (Citizen Advisory Councils). Focus on hearing from individuals in need within the community.
- Create a database for available affordable housing units for limited incomes.
- Collaborate with the NC Tech Association to address affordability and accessibility for the reentry population.
- Prioritize affordable housing rent assistance.
- Address the gap between wages and inflation.
- Provide wraparound services for individuals leaving shelters—evaluate success rates.
- Ensure resources are available for undocumented and immigrant populations.
- Focus on providing skills and life services rather than direct financial support.
- Collect accurate data on the number of people experiencing homelessness.
- Address the visibility and prevalence of homelessness in the community.
- Implement guidelines for developers to allocate units to lower-income individuals (similar to other states).
- Define what constitutes affordable housing and rental options.
- Address the disparity between the total number of apartments and those available to low-income individuals (Raleigh at 8%).
- Tackle displacement due to rising income requirements and ensure diversity in Southeast Raleigh.
- Combat the loss of affordable housing to luxury developments.
- Criticism that the Consolidated Plan allows gentrification, leading to increased homelessness.
- Consider converting hotels and abandoned buildings into affordable housing units.
- Address affordability issues for those earning $85K–$90K who are still unable to transition from renting to homeownership.

- Taxes are becoming unsustainable, especially for homeowners with older, low-cost properties. Provide education on tax reductions or exemptions, especially for the elderly on fixed incomes who may face homelessness due to rising taxes.
- Use increased tax revenue from gentrified areas to reinvest in those neighborhoods.
- Evaluate whether goals from the previous plan were met (Street Outreach, Prevention, Units).
- Clarify what "Street Outreach" entails.
- Avoid placing all blame on the state legislature.

Sertoma Art Center Public Meeting – 10/15/2024

- Increase the capacity of nonprofits to address homelessness. Provide more grant funding to support their efforts.
- Expand support services for justice-involved individuals.
- Focus on preventing homelessness by creating more transitional housing.
- Hotels are not a long-term solution, especially when they are low-quality, drug-ridden, or insect-infested.
- Barriers such as childcare, transportation, criminal records, and inadequate job training need to be addressed.
- Provide wraparound services and partner with providers that offer credit rebuilding and job training.
- Shelters lack the capacity to handle the homelessness crisis, and homeless camps are being vacated without alternatives for residents.
- Childcare is needed at shelters so people can work.
- The Coordinated Entry System is ineffective and needs to be redesigned.
- Increase the number of affordable housing units.
- Current "affordable units" are still unaffordable for many.

Green Road Community Center – 10/17/2024

- Housing affordability is a top priority, especially for families, seniors, and youth near college campuses.
- More senior housing is needed, with accessibility to essential services like hospitals and grocery stores.

- Concerns around the replacement of housing authority properties with affordable options for current residents.
- Current "affordable" housing options are still unaffordable for many.
- Housing rehab programs are not well-marketed; more awareness is needed.
- Need for increased down payment assistance and financial counseling for families and youth, including credit rebuilding and homeownership guidance.
- Focus on credit building, affordable rents, and financial education for youth to set them up for success.
- Address tuition debt and provide life coaching, financial training, and pathways to homeownership.
- Desire for more free buses, expanded train stations, light rail, and better connectivity, including links to WakeTech and Raleigh-Durham International Airport.

Carolina Pines Community Center – 10/24/2024

- Community centers should be used as information hubs for housing resources.
- Partner with community health workers and organizations to spread information about housing programs.
- Service providers and places of worship should be treated as “first responders” and supported to expand their capacity.
- Focus on smaller organizations and churches, not just big organizations, to meet growing needs.
- Issue a $1M RFP for supportive services, with a connected consortium based on locations and jurisdictions.
- Eviction prevention is needed to stabilize families, as the appeal process adds cost burdens.
- Rental assistance is important to maintaining housing stability.
- More care provider assistance, respite care, and support for families are needed. Community centers for boys and girls are also crucial.
- Homeless services should prioritize stabilizing displaced people.
- HUD does not count doubled-up persons as homeless, which is a challenge.
- Northeast Raleigh is expected to be the next area for development.
- Funding is needed for infrastructure, such as parking decks for rental apartments (e.g., Heritage Park with 1,000 units).

- First-time homebuyers need assistance.
- Seniors are struggling with property taxes and lack of support for home rehabilitation.
- Targeted marketing for rehab programs should be strategic, utilizing community centers and senior events for outreach.
- Interest in income trend data over the past ten years.

Resident Comments
2026-2030 Consolidated Plan and 2025-2026 Annual Action Plan
Public Hearing on 12/3/24

Comments from Residents and Responses from Staff:

C1: The City needs more homeownership opportunities and more dense, affordable, multifamily units.

R1: Staff will incorporate this feedback in the creation of the Consolidated Plan and Annual Action Plan. This input will also be shared with Planning and Development Department staff working on the Comprehensive Plan update.

C2: The City needs limited equity housing cooperatives where units are owned by residents.

R2: Staff will incorporate this feedback in the creation of the Consolidated Plan and Annual Action Plan. This input will also be shared with Planning and Development Department staff working on the Comprehensive Plan update.

C3: The City needs enhanced funding for anti-poverty programs.

R3: Staff will incorporate this feedback regarding additional funding in the creation of the Consolidated Plan and Annual Action Plan. The City currently works with organizations that address poverty through the Human Services Agency grants and also uses federal Community Development Block Grant (CDBG) funds to support anti-poverty organizations.

C4: Fair Housing is not mentioned in the discussion. The Fair Housing Act passed in 1969, and City Council members need Fair Housing training.

R4: Fair Housing is the focus of the Analysis of Impediments to Fair Housing Choice, which is currently underway as part of the Consolidated Planning process. Below are links to the two most recent Analysis of Impediments to Fair Housing Choice documents.

- 2020 Analysis of Impediments to Fair Housing Choice
- 2015 Analysis of Impediments to Fair Housing Choice

The City's Fair Housing Board and staff will investigate opportunities for public education around Fair Housing and related laws.

The City's Housing & Neighborhoods Department worked with the North Carolina Fair Housing Project in 2024 to provide a Fair Housing training for City staff as well as community stakeholders and partners. The goal is to provide Fair Housing training on a regular basis.

C5: The City needs a focus on keeping families together.

R5: Staff will incorporate this feedback in the creation of the Consolidated Plan and Annual Action Plan. The City requires all family shelters it funds to adhere to HUD's Equal Access Rule. While shelter is a necessary element of the homelessness response system, the City recognizes that permanent housing is the solution to homelessness and keeping families together.

C6: The City needs more housing for individuals under age 23.

R6: Staff will incorporate this feedback regarding additional funding in the creation of the Consolidated Plan and Annual Action Plan. The City currently provides funding to organizations such as Hope Center of Pullen that provide housing and navigation support services for youth exiting the foster system.

C7: The City needs more Section 8 housing.

R7: The Raleigh Housing Authority and Wake County Housing Authority both administer the Housing Choice Voucher (Section 8) program in Raleigh. Those agencies are both separate and apart from the City of Raleigh. The number of vouchers allocated to those agencies is determined at the federal level by the U.S. Department of Housing and Urban Development (HUD). Both the City of Raleigh and Wake County have policies and programs in place to increase the number of landlords that accept tenants with Section 8 vouchers, including the County's Landlord Engagement Unit and the City's policy requiring that any property receiving City funding support must accept vouchers.

1st Public Hearing Minutes

12/3/24

MATTERS SCHEDULED FOR PUBLIC HEARING

FEDERAL DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT – FY 2026-30 CONSOLIDATED PLAN AND ANNUAL ACTION PLAN – PUBLIC HEARING - INFORMATION RECEIVED

The U.S. Department of Housing and Urban Development (HUD) requires the City to conduct two public hearings each year to receive community input on the five-year Consolidated Plan for fiscal years 2026-2030 and the Annual Action Plan for fiscal year 2025-2026.

On November 19, 2024, City Council authorized the first public hearing to be held at their meeting on December 3, 2024. Prior to the hearing, staff will present information about the Consolidated Plan. The public comments will inform the development of the draft Consolidated Plan and Annual Action Plan.

Following the public hearing, staff will begin drafting the Consolidated Plan and the Annual Action Plan. The plans will explain how federal funds from the Community Development Block Grant (CDBG) program, HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) program will be used for community development.

Staff intends to publish the draft Consolidated Plan and Annual Action Plan in March 2025, and a second public hearing will be scheduled in April 2025 to receive public comments on the draft plans.

The public hearing is part of a public participation process that includes public meetings, service-provider consultations, and a community survey. A summary of public comments received during the planning and adoption process will be included in the final draft of the Consolidated Plan and Action Plan submitted to HUD.

Recommended Action: Conduct the public hearing.

Community Development Supervisor Nicholas Dula explained the item.

Mayor Cowell opened the hearing.

The following citizens provided comments and suggestions to help improve the FY 2026-30 Consolidated Plan and Annual Action Plan.

- **Cole McMullin, 10530 Sablewood Drive**
- **Katherine McIntyre, 1109 Thelonious Drive**
- **Octavia Rainey, 1516 E. Lane Street**
- **Hwa Huang, 2128 Balboa Road**

Council Member Branch inquired if the tax credit projects were included in the numbers provided by staff. Mr. Dula stated that the tax credit projects were included, adding that all of the projects funded were awarded the low-income tax credit. Mr. Dula also noted that the number represents the number of units built and on the ground, but there are additional units in the pipeline. Council Member Branch requested that staff separate those numbers when presenting, so that Council can have an accurate view of where the City currently stands with affordable housing.

Council Member Jones asked if the $110M mentioned by staff includes the $80M housing bond. Housing and Neighborhoods Director Emila Sutton stated that the bond is included.

Council Member Jones asked if staff could speak more about their community engagement efforts. Ms. Sutton stated that staff does benchmarking against sister cities, while trying to increase their engagement yearly.

Mayor Cowell inquired if there would be a deeper dive on engagement involved with these plans. Mr. Dula stated that the stakeholders involved are similar to targeted focus group, also staff has met with affordable housing developers for additional input.

Mayor Cowell closed the hearing.

5-Year Affordable Housing and Community Needs Survey

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
2,449	584	13,911	674

1. The three (3) priorities below have been identified as potential goals in the City's 2026-2030 Consolidated Plan process. Please rank the priorities from 1 to 3, where 1 is the highest community priority and 3 is the lowest community priority.

100%	• Increase Affordable Housing Options: Expand and preserve affordable housing options for low-and moderate-income residents, aligned with community needs assessments	Rank: 1.75	366 ✓
100%	• Prevent and Reduce Homelessness: Connect individuals and families at risk of and experiencing homelessness with stable, permanent housing and any desired follow-along services	Rank: 1.99	367 ✓
100%	• Increase Housing Stabilization and Supportive Services: Services specific to the needs of low- and moderate-income individuals and families, such as programs for people exiting homelessness, people with disabilities, youth, housing counseling, neighborhood improvements, and other innovative initiatives	Rank: 2.25	367 ✓

367 Respondents

2. Are there any other priorities you think the City should consider?

Take actions to prevent large ibuyers like Zillow to purchase huge amounts of properties and then rent them out for ridiculous prices.

4 months ago

108 Agree

Allowing denser housing in existing downtown neighborhoods to provide lower cost housing for purchase and rent

4 months ago

98 Agree

SAFE Housing in SAFE locations for the thousands of young people with special needs.

4 months ago

66 Agree

Preventing neighborhood gentrification

4 months ago

56 Agree

Stop companies from purchasing homes so that local people can never match their cash offers.

4 months ago

48 Agree

focus on sustainable urban development. As the city grows, balancing green space with new construction, promoting eco-friendly building standards, and enhancing public transit options would help maintain quality of life and environmental health. Another priority might be community-centered development to ensure that long-term residents, especially in neighborhoods like Southeast Raleigh, have a voice in decisions and see benefits from the area's growth, such as job opportunities, improved infrastructure, and local business support

4 months ago

32 Agree

See if unused commercial properties can be converted into affordable housing. Slow down the approvals for "luxury living" developments creating gentrification.

3 months ago

27 Agree

Take actions to prevent large ibuyers like Zillow to purchase huge amounts of properties and then rent them out for ridiculous prices.

4 months ago

27 Agree

Go back to free-fare city bus service in order to allow the lower income workers to live outside the city where rental units and housing costs are lower.

4 months ago

26 Agree

Supporting programs that allow low-income seniors to age in the community such as property tax breaks, home improvement programs and home modification programs for ramps and bathrooms.

4 months ago

24 Agree

Mixed income affordability requirements for new housing developments

4 months ago

22 Agree

Improve mental health services and substance use disorder treatment, particularly for youth and young adults.

4 months ago

21 Agree

Job programs

4 months ago

19 Agree

Overall, cap apartment buildings, including the luxury apartment buildings that have been built in 1990 their rent there have increased her rent by $300 someplace $400 from three years ago and that's another reason why some people are becoming homeless they can't afford the rent most people Are making under $60,000 a year some are making under $30,000 a year !!!

4 months ago

18 Agree

Putting a cap on how many single family homes Investors and Corporations can purchase which has been a major factor in lower income families being able to purchase homes.

3 months ago

16 Agree

Require residential developers to include a percentage of affordable units in new construction. The AMI could be adjusted according to the unit cost, but nothing higher than 60-70% below AMI.

4 months ago

16 Agree

Prevent and reduce homelessness as well as increase affordable housing options.
Allowing denser housing in existing downtown neighborhoods to provide lower cost housing for purchase and rent

4 months ago

16 Agree

Stop clear cutting & gutting the environment. Trees need to be saved & not removed prior to construction. Make developers become less greedy & require that they donate parks/open land space when approved for construction.

3 months ago

15 Agree

Reducing property taxes so home ownership is affordable and attainable.

4 months ago

14 Agree

Ban corporate landlords, except for apartment communities, and restrict HOAs from aggressive fines and other unneighborly behavior to better protect homeowners.

3 months ago

13 Agree

Prioritize development that is not only luxury apartments

4 months ago

13 Agree

Have builders commit to including reduced rentals in contracts of new buildings

4 months ago

13 Agree

There needs to be more affordable apartments for people. Also, there needs to be a way to stop companies buying older houses, tearing them down and building mcmansions. That is not making things affordable for the average personl

3 months ago

12 Agree

Yes focus on families in shelters to get them into permamnenet housing, stop going by gross income and go by net income, we do not live off of the gross amount, we live off of the net amount.!!!!

4 months ago

12 Agree

Please consider SINGLE MEN and women with or without children also need affordable housing based on their income. African American Men are displaced they need affordable housing like efficiency apts so they can live on their own too make life better for them too.

4 months ago

12 Agree

Protection of neighborhoods, cultural communities and traditions and naturally occurring affordable housing. Promote quality construction, not fast and cheap disposable apartment buildings.

4 months ago

12 Agree

The city needs to respect the zoning of older neighborhoods. The text changes that are allowing companies to buy a property with one home and then build 10 houses by calling it a cottage court needs to be reversed. These properties are being bought for market value, $400,000 and each new home is selling for $600,000+. A profit of $4 million dollars... Certainly not about the older, low to middle income families. This density is destroying our neighborhoods and is wrong. What is the purpose of zoning restrictions if the city council ignores them for their own good pleasure. Where is our representation???

3 months ago

11 Agree

Return zoning to previous rules. Don’t change zoning arbitrarily to appease developers.

4 months ago

11 Agree

Keep corporations from buying up single family homes.

3 months ago

10 Agree

Keep large developers from buying single family homes.

3 months ago

10 Agree

Provide stipends or assistance to those who wish to renovate or revitalize housing that may not be an appropriate living structure, to keep growth without needing new building while assisting with preservation.

4 months ago

10 Agree

Restorative environmental justice. Ensure equitable access to adequate green space and community amenities

4 months ago

10 Agree

Significantly reduce the tearing down and McMansion-ing of affordable rental units in central Raleigh

3 months ago

9 Agree

There is ample housing in the area. The problem is how you define affordable! Most people cannot afford $1800+ for a two bedroom apartment. Work with the state to enact laws such as a cap on how much rent can go up a year.

4 months ago

9 Agree

Require residential developers to allot a percentage of their units to providing affordability, regardless of location. The AMI can be adjusted to the pricing of the units developed.

4 months ago

9 Agree

Increase financial aid to low-income, long term residents to upgrade their homes to standard.

4 months ago

9 Agree

Renovate abandoned houses and empty commercial property into low-income and homeless transition housing. The demand is greater than the supply!

3 months ago

8 Agree

Free or affordable transportation is of top concern and priority for many of our clients.

4 months ago

8 Agree

Public transportation options to areas outside of the city so people can live in other areas but still be able to get into the city for work.

4 months ago

8 Agree

Housing those currently homeless is the first priority. I am so tired of seeing beggars at every large intersection in Raleigh. Housing should be found in communities where those who have established a "homeless community" can stay near their natural support networks. I recently heard about Kings Ridge apartments, and I appreciated that model of helping people keep their "neighbors" and support systems intact.

4 months ago

8 Agree

preservation of currently existing, subsidized and naturally occurring affordable housing

4 months ago

8 Agree

TOP OFF Property taxes value. They are going to make low income, middle class AND retired people not be able to to keep and stay in their homes. A bill should be introduced to have homeowners tax value stay the same as long as they are living in the home.

3 months ago

7 Agree

Affordable housing needs to be along existing bus routes to make travel to work easier-not in areas like Strickland Road away from transportation options.

3 months ago

7 Agree

Stop upzoning EXISTING naturally-occurring affordable housing, which causes them to be demolished.

3 months ago

7 Agree

There is ample housing in the area. The problem is the definition of affordable. $1800 a month for a two bedroom apartment is not affordable for most people! Work with the state to enact laws about how much rent can go up each year.

4 months ago

7 Agree

Keep taxes level for those living in growing areas so they do not lose their owned homes.

4 months ago

7 Agree

rent caps

4 months ago

7 Agree

Landlords are price gouging because they can. There is no regulations about controlling this problem that I know of.

3 months ago

6 Agree

Stop real estate firms from buying up all available housing and land just to build and charge more than the low income family can afford

3 months ago

6 Agree

The city needs to come up with ways to keep retired homeowners and low-income families in their homes. The City also needs to look at their current programs for low-income housing to make sure the criteria is appropriate and in line with current economic trends. Lastly, the city should look at a program that either freezes property tax increases for retired homeowners from the date the date they retire until they sell the home.

3 months ago

6 Agree

Stop investors from purchasing lower costs houses. Offer financing assistance to lower income to buy houses needing renovations to improve and live in.

3 months ago

6 Agree

Strategize to address gentrification & community displacement by creating at-scale affordable housing/ homeownership opportunities

3 months ago

6 Agree

Additional assistance with utilities (HVAC, water) and mandatory WiFi connectivity.

3 months ago

6 Agree

Limit the number of properties an investor can can own operate to prevent artificial reduction in inventory. Force or encourage properties to reduce rent on properties that sit empty for more than a few months if there aren't renovations or something else preventing someone from moving in. This should be for business properties too.

3 months ago

6 Agree

Improving public transit to the existing lower income housing that has been developed further away from the city center

4 months ago

6 Agree

Provide funds for home maintenance to low-income long term residents

4 months ago

6 Agree

Mobile health care and nutrition services for homeless people

4 months ago

6 Agree

Holding all these property owners accountable by demanding they make a small percentage of their new construction apartments, townhomes affordable based on 30 to 80% of the area median income. No exception if they want to build they have to allow some units to be affordable

4 months ago

6 Agree

Start tracking loss of NOAH. It doesn't help to know how many AH units are built each year if we don't also track how many are lost.

4 months ago

6 Agree

Whatever plans are chosen for the use of these funds it is essential that they are committed to be used in an equitable, inclusive and welcoming manner. It should be paramount that equity anad inclusion are considered and practiced from day one of this programming.

4 months ago

6 Agree

Eliminate gentrification by exempting the first $200K to $250K of all residential real estate. This will shift the tax burden up to those who can better afford the tax burden as well as reduce or eliminate property taxes for the poor and those living on fixed income.

3 months ago

5 Agree

Please work on ways at getting affordable housing integrated throughout our neighborhoods. We shouldn't have little "affordable housing" islands. We should be striving to integrate folks into our communities, not segregating them out.

3 months ago

5 Agree

Find a way to crack down on people/corporations using housing as an investment strategy. There should be no such thing as an "investment property." Limits/regulations on the amount of profit they can make, limits on the number of buildings/units/complexes that can be "managed" under one corporate entity.

3 months ago

5 Agree

Mental health services.

3 months ago

5 Agree

prevent gentrification

3 months ago

5 Agree

preventing neighborhood gentrification

3 months ago

5 Agree

Upgrade existing affordable housing to match gentrified communities: landscape, access to green space, covered seating at bus stops where affordable housing exists and planned - seniors, children, ...

3 months ago

5 Agree

Help families in homes that may need major improvement but cannot be supported due to income

3 months ago

5 Agree

Stop kicking po black people out of the city

3 months ago

5 Agree

AFFORDABLE HOUSING FOR US VETERANS.

3 months ago

5 Agree

Creating mixed use and/or non-luxury apartments and housing. Regulations on private equity buying up available houses.

3 months ago

5 Agree

The City should stop upzoning EXISTING naturally-occurring affordable housing, which results in its demolition.

3 months ago

5 Agree

Increase supply of permanently affordable low-income units.

3 months ago

5 Agree

Increase affordable housing stock. Help first time buyers to purchase a home through grants, creative financing.

4 months ago

5 Agree

Preventing neighborhood gentrification.

4 months ago

5 Agree

Provide pedestrian thoroughfares that connect downtown and other retail centers to neighborhoods like viaducts

4 months ago

5 Agree

Public transportation that is safe

4 months ago

5 Agree

Focus on very, very low income families & individuals

4 months ago

5 Agree

should not be downtown too many drug problems near bus station- should be close to shopping centers so that people without transportation can find work

4 months ago

5 Agree

What is the city actually doing to engage with the Black communities? You have done little to inform and educate the residents at Method and Heritage Park communities before you send the gentrifiers to destroy their homes with Red Hat Amphitheater and Bus Rapid Transit.

3 months ago

4 Agree

My concern is land use. We need to use the spaces we have more wisely to allow for a better coexistence with trees and foliage. The loss of trees and green space for more housing targeted towards middle to upper class is egregious. We all are suffering from the climate extremes caused by our deforestation. Support the homeless, utilize or renovate available spaces, and stop excess developments catering to the richest of us.

3 months ago

4 Agree

The city/county needs to more robust regulatary framework for HOAs. It’s difficult to find a neighborhood in the city that doesn’t have an HOA. The HOA can charge whatever they want to, which pushes people out of buying an otherwise affordable home. Out of control HOAs reduce housing affordability

3 months ago

4 Agree

Housing repair funds, aging in place initiatives, senior housing supportive services.

3 months ago

4 Agree

Holding the real estate developers accountable and having them contribute their fair share to affordable housing fund and commitment to a much higher % of affordable units. If the developers have enough money to max donate to city council candidates and form multiple developer PACs, then they have enough money to contribute to affordable housing.

3 months ago

4 Agree

About 15% of college students at post-secondary institutions face homelessness, preventing many from graduating. We need more affordable housing options for post-secondary institutions, with accessible transportation or walkable cities.

3 months ago

4 Agree

Treating those with substance abuse issues. Homelessness is much more complicated than merely not having a home.

3 months ago

4 Agree

The City of Raleigh should also consider Affordable Housing in other locations in Raleigh, as well. North, East and West. There is a need in all geographical areas where incomes do not match the cost of rent and housing.

3 months ago

4 Agree

Safe and affirming options for LGBTQ+ people with an emphasis on housing options free from safety concerns and discrimination for transgender folks. Work the community organizations supporting these populations!

3 months ago

4 Agree

Emphasis on preventing homelessness BEFORE it happens and a focus on helping community fix their houses so they can stay in them!

3 months ago

4 Agree

Regulate AirBnBs more so more housing is available to actually be lived in.

3 months ago

4 Agree

Stop building apartments without improving the road infrastructure.

3 months ago

4 Agree

Support of low income homeowners to prevent loss of their homes due to rising taxes and insurance costs.

3 months ago

4 Agree

Yes, not segregating these communities to 3 distinct low income districts. This is racist AF!!! Treat people like humans

3 months ago

4 Agree

Park and ride opportunities to build outside but create easy accesss to downtown

3 months ago

4 Agree

Neighborhood Beautification.

3 months ago

4 Agree

neighborhood character and tax base- preventing HUGE monstrosity single houses from being in a 1-2 story single family home neighborhood thus throwing the property taxes out of whack and pushing low and moderate income families out. These HUGE 3 story single family homes are terrible

3 months ago

4 Agree

Prevent gentrification & dislocation

3 months ago

4 Agree

take care of the elderly first making houses available for them, create programs that makes it easier for them to apply for themselves make them think they are in this fight inalone.

4 months ago

4 Agree

Mental health services on site over seen by a mental health professional open 1 to 3 times a week.

4 months ago

4 Agree

Make it easier for low-income families to enter into rental apartments through alliances with local landlords

4 months ago

4 Agree

Funding set aside for smaller developers for infill affordable housing development.
Support a program that will help educated, empower, and fund emerging Developers of Color with a focus on Affordable housing.

4 months ago

4 Agree

Providing permanent supportive housing for those needing wrap around services to care and better living initially.

4 months ago

4 Agree

Stop spending more money on Parks and Recreation than you do on low income, housing and audit yearly people living in section 8, as there are many people who are our section 8 driving in BMWs and having 60 foot TVs and very nice furniture in their homes. It's nice to have those things but evidently they're making more money than they should be making living on section 8 and there are a lot of people that should be on section 8 that can't even get on the list.!! Which includes homeless families, homeless people with disabilities

4 months ago

4 Agree

Reduce zoning barriers that make it expensive to build homes.

4 months ago

4 Agree

Mixed housing for new apartment complexes everywhere. Low income to fair market .

4 months ago

4 Agree

allow mixed use zoning and increased density. stop arresting homeless people and house them instead (I know we're trying this but the program should be expanded).

3 months ago

3 Agree

Limit “luxury apartment” builds as these do not solve the housing issue. They are not affordable for most, especially long-term as they raise rent significantly each year, and they do not support family living.

3 months ago

3 Agree

We need to make more mixed use housing. Part of making homes and neighborhoods affordable is ensuring that there's appropriate services - food, shopping, health - located nearby. One of the easiest ways to do this is with mixed use.

3 months ago

3 Agree

Help for people to age in place and maintain older homes as well. Expand public transit so it goes through existing low income neighborhoods and to grocery stores and services.

3 months ago

3 Agree

Have better public transportation. I.E subway.

3 months ago

3 Agree

increase vouchers for housing for homeless

3 months ago

3 Agree

Stop spending money in downtown where no one can enjoy outings due to parking. Offer better transit and comfortable transportation

3 months ago

3 Agree

Tiny homes and similar units to The Melody in Atlanta. Smaller housing options that can be built faster and cheaper than "traditional" apartments.

3 months ago

3 Agree

More housing availability for 40/50/60% of medium income.

3 months ago

3 Agree

Enough affordable housing needs to exist in order for other services to have an impact.

3 months ago

3 Agree

Some form of housing citizens with mental health issues that causes them to be homelessness such as City sponsored group home facilities.

3 months ago

3 Agree

Prioritize solutions that offer alternative daytime facilities to redirect homeless populations into treatment, job training, and other support programs.

3 months ago

3 Agree

Monitor these affordable housing complexes to see that the residents are being treated with dignity and respect.
That the Housing community is safe and if it says that it's nonsmoking that it is actually non-smoking and not a drug community.
That property owners and management companies actually hire people who are trained and able to manage the property so that it will not become a a problem in any area of Raleigh.
Those who are using drugs and smoking cannot be expected to keep a property in a positive light.
Property owners and management companies are unmonitored in Raleigh and they get away with murder.

3 months ago

3 Agree

When new developer are building in low to middle income areas should be required to provide at least 30% units to HUD, low income, and veterans?

3 months ago

3 Agree

Make building ADU less complicated when dealing with zoning

4 months ago

3 Agree

The cost of home prices and a cap on the amount that is being charged for rent.

4 months ago

3 Agree

Funding assistance or support for property owners who are willing to add density to their properties but are not professional developers. We have been trying to add units to a small rental property we own but we are too small for banks to be interested in financing (less than 10 units) at a price that would allow us to rent the units reasonably. We may go ahead with the project, but the units will have to be far more expensive than we originally planned and thus not serve the population we were aiming for.

4 months ago

3 Agree

Increased wages are essential to ensure that individuals can achieve a decent standard of living.

4 months ago

3 Agree

Emergency funding with less restrictive protocols to access assistance to maintain housing stabilization for working families

4 months ago

3 Agree

more programs to get people off the streets before it gets worst -

4 months ago

3 Agree

Young people having options of things to do - girls club, basketball league, football league, more skating rings, bowling alleys, -Activities for young and old to do beside bar hoping.....

4 months ago

3 Agree

Build more density along main corridors

4 months ago

3 Agree

Build apartments and charge low rent. It's that simple.

4 months ago

3 Agree

Priorities are good; need to continually sharpen our skills and streamline processes to reduce complexity. Can we answer the question, how do we know we are effectively reaching those in need?

4 months ago

3 Agree

Yes - supporting local shelters who are already in place would be better than building them flats... you are only contributing to keeping them in a low income, drug field....
Counseling and placement should be a priority not affordable housing especially for those with addictions.

If Raleigh wants to be fair - these flats should be in North Raleigh, Five points, Cary, near large shopping centers where people without cars can find work...

Of course Five points and 27609 and the loud Karens will oppose it and want to keep it in downtown south. Ridiculous.

4 months ago

3 Agree

Funding organizations and companies that want to develop affordable housing that's good quality, allows people to stay long tern and get at low rates

4 months ago

3 Agree

Streamline the approval process, allow third party inspections expedite the affordable housing process

4 months ago

3 Agree

Allow homeowners to incorporate tiny homes onto their property. Seniors own a lot of the properties, and it could be a boost to their incomes to have tiny homes renters. Also allow those with the square footage to build a simple duplex, triplex or quadplex.

2 months ago

2 Agree

Take actions to prevent large ibuyers like Zillow to purchase huge amounts of properties and then rent them out for ridiculous prices.

2 months ago

2 Agree

Engage and listen to the Black community and other communities being displaced by gentrification. Please do not betray this vulnerable community as it was done in Heritage Park and Method. I am neither Black nor currently at risk of being unhoused and yet I care about this in my city, Raleigh. My household is upper middle class and I believe everyone deserves dignity, safety and affordable housing. Raleigh deserves better than greedy developers driving the vision for this city. Let us create a new, inclusive and equitable city.

2 months ago

2 Agree

There is gap in Senior Living: Either exorbitant but nice 55+ private community or just tiny hovels with some minor support. No wonder their not moving even from stair ridden homes. Wanted by many homeowners and renters are 1100-1800 sf homes with just some organizing/venues to support social connection. Small yard is ok. Price range slightly about 70- 100% of medians.

2 months ago

2 Agree

Take actions to prevent large ibuyers like Zillow to purchase huge amounts of properties and then rent them out for ridiculous prices.

2 months ago

2 Agree

Prevent neighborhood gentrification

2 months ago

2 Agree

Affordable should be all over Raleigh and not saturated just one area with no opportunities. Mix use development should include mix use housing

2 months ago

2 Agree

The trashing of homeless persons encampments is sinful and a disgrace, and the city of Raleigh is accountable for this horrific practice. Gain a shred of humanity, figure it out!

2 months ago

2 Agree

Stop allowing everything to be bulldozed and developed. We want trees and green space and a river that isn't full of sediment. Public service staff need more pay and benefits. Barely any can afford to live in the city. Options to opt out if trash pick up for residents.

3 months ago

2 Agree

There should be a cap on new builds. These companies coming in and clearing lots to build unsafe structures for a very high price point. This causes an increase to the cost of surrounding existing properties and that is what is making the housing situation so bad. There are plenty of apartments and homes in the area. The problem is everyone is getting priced out and can't afford housing costs/increases.

3 months ago

2 Agree

Figure out a way that the homeless can have a permanent address to that they can access support, benefits and be better eligible for employment..

3 months ago

2 Agree

Prevent big companies like Zillow from buying up residential properties

3 months ago

2 Agree

Senior housing thar also affordable and not limited to living in inner city

3 months ago

2 Agree

Prepare homelessness for climate impacts. Provide safe spaces during human impacting weather events.

3 months ago

2 Agree

Seniors on disability, it's almost impossible to find safe affordable housing

3 months ago

2 Agree

Support services should include employment options for low and moderate income individuals who may have disabilities, struggle with homelessness, etc. Funds should support individuals in practical ways to help them with transportation, jobs, and basic necessities that will give them respect and opportunities for upward mobility. Perhaps training and coaching might be considered.

3 months ago

2 Agree

Bus routes, better schedules and transparency. Also, consider the TWO hour one way bus ride that it takes for women who use the ONLY female emergency drop-in shelter.

3 months ago

2 Agree

Additional family emergency shelters that allow boys over age of 14. Currently one ONE family shelter in all of Wake County allows for families with boys over age of 12. If a single mother in Wake County has a boy over the age of 12, there is one and only one emergency shelter. In the event that the only emergency drop-in family shelter reaches capacity, the mother and son is forced to the streets.

3 months ago

2 Agree

Taking a systems development approach to create last long term impacts and systemic changes.

3 months ago

2 Agree

Home owners aren't the only citizens of Raleigh that need help. There are small steps that could be done now to help renters like myself; the ones who are barely over the income limit to qualify for any affordable housing programs. We are stuck in "permanent renter" arena where there are little to no protections from being fleeced by large corporations.

How do we save for a down payment when the typical salary increase is 3% a year but landlords can increase the rent as much as they want. My rent specifically has increased on average a 20% a year. But wait, there's more price gouging to be had ; Landlords can add additional fees - just for fees sake. For example, my landlord has added 4 new fees on top of my rent (totaling 90$ a month) for "amenities" while simultaneously cutting costs every legal way they can to provide the bare minimum in services .
These are "junk fees", and consumers have protections from them; but renters have zero protections from them and have zero rights to negotiate against them.
In NC renters have two options; accept being fleeced, or move every year in hopes of a lower rate.
We deserve better.

3 months ago

2 Agree

The city spending is unsustainable and affects low/middle income taxpayers/families the most. Core services.....public safety, water, sewer, street maintenance are the first priorities. In the last decade, city overhead spending has grown from 8% of the budget to 20%.....unaffordable and unnecessary.

3 months ago

2 Agree

Annual property tax increases (the last one was 25%) and service fee increases are counter to affordable housing. Low/middle income families are trying to make ends meet in their own home, looking to buy or renting. The city needs to manage their spending more responsibly, like the public does.

3 months ago

2 Agree

Take actions to prevent large ibuyers like Zillow to purchase huge amounts of properties and then rent them out for ridiculous prices.

3 months ago

2 Agree

With the explosion of migration to NC, more roads are needed to prevent road congestion so common in big cities!!

3 months ago

2 Agree

The city needs to limit investors from outside the city and do a much better job planning for fixture growth. We are seeing MDU 's turning into dumps because owners are not local and don't care about the city and the traffic is soaring because the planning has been so poor.

3 months ago

2 Agree

Prevent corporate investors from taking over markets as they need to squeeze out the average buyer. Then they rent and provide very little maintenance and upkeep

3 months ago

2 Agree

Micro home communities

3 months ago

2 Agree

Short term housing to get people off of the street

3 months ago

2 Agree

Allowing denser housing in existing downtown neighborhoods to provide lower cost housing for purchase and rent

3 months ago

2 Agree

There is no resource to connect us and get us off the streets, what do you expect? The bathrooms are also closed to us.

3 months ago

2 Agree

You got to make at least $20/hr to be able to live in Raleigh. One-bedroom apartment, you need to make at least $16/hr. If you aren't increasing minimum wage or reducing rent, you are watching us starve.

3 months ago

2 Agree

Stop doing all the building of market rate housing and start building affordable housing.

3 months ago

2 Agree

Need more affordable childcare, and more resources for folks coming out of jail.

3 months ago

2 Agree

What are the city's priority when it comes to community engagement and needs? The city lacks proper engagement with the Black community, just as the city lacks proper engagement with the Black communities at Heritage Park and Method, along with many already going through gentrification and genocide.

3 months ago

2 Agree

"Increasing affordable housing options" have been more toward benefitting the developers to make profit as opposed to actually prioritizing building housing for people making 30% area median income or below.

3 months ago

2 Agree

Stop the teardowns in Lakemont and/or encourage missing middle instead of mega mansions that don't fit into ranch-style neighborhoods.

3 months ago

2 Agree

Advocate for renters who are stuck in high price leases (ex $1750 for 1 bedroom) where in the same apartment they are renting for hundreds less ($1400), and they will not price match their own rentals. Advocate for us. Let price matching exist within an apartment complex.

3 months ago

2 Agree

Increase temporary shelters for individuals experiencing homelessness

3 months ago

2 Agree

The three priorities above are interrelated. In order to help low-income, homeless, at-risk people succeed, all need these priorities should receive action.

Safe, reliable, and well-placed transportation to jobs, grocers, and health care providers needs to be a priority.

Good day care should be subsidized.

3 months ago

2 Agree

Capping rent so people are not exploited

3 months ago

2 Agree

Stop letting big companies buy up housing and overcharge for subpar conditions

3 months ago

2 Agree

Rent stabilization, regulate short-term rentals, stopping corporations from buying single-family homes

3 months ago

2 Agree

Requiring new apartment buildings to allocate a portion of the units as affordable housing. Expanding housing vouchers.

3 months ago

2 Agree

Cap on rent increases

3 months ago

2 Agree

Launch the homeless into the sun and close every KFC

3 months ago

2 Agree

Clean up public spaces, roadways, medians, sidewalks in East/SE Raleigh. Specifically New Bern Ave, Louisburg Rd.

3 months ago

2 Agree

Put the homeless on a bus and drop them off in California where more assistance is provided.

3 months ago

2 Agree

Please do something about the mess near New Bern ave and Plainview Drive. An officer needs to be in that area 24/7. Drug dealers and prostitutes out in broad daylight. Addicts and homeless stumbling around and harassing people for money. People who live in the area or have to drive down New Bern to get to 440 shouldn't have to whiteness this on a daily basis.

Start fining property owners where homeless setup camp on their properties and don't do anything to remove them. Especially if it's visible from the roadway.

3 months ago

2 Agree

Increase the rental stock by restricting short term rentals in neighborhoods

3 months ago

2 Agree

Require classes like those taught by Raleigh Rescue Mission about finance and residence management. K

3 months ago

2 Agree

Adjust restrictive zoning to enable a broader range of low- middle-income housing city-wide. Explore options for multiple tenants sharing what was built as single-family housing. This option may need to include a required training session for potential residents and/or a means of establishing collectively agreed "house rules."

3 months ago

2 Agree

Provide affordable housing in city areas where the jobs are.

3 months ago

2 Agree

Prevent whole house Airbnb's in the city. Renting a room or ADU makes sense, but whole house Airbnb's rob the neighborhood of their neighbors. We also have to deal with weekend partiers, cops being called, and people who don't respect their neighbors.

3 months ago

2 Agree

More neighborhood opportunities for first time buyers like College Park, Cooke St, and Chavis Park would be exceptional!

3 months ago

2 Agree

Purchase distressed properties improve them and when the owners pass deed goes to the city then new residents move in.

3 months ago

2 Agree

Allow people to tear down a single family house and replace it with a duplex or quad.

3 months ago

2 Agree

Removing barriers to creating more housing (zoning, ordinances, etc) in order to increase supply and decrease cost

3 months ago

2 Agree

In addition to increasing affordable housing options, I feel the City should continue to explore the funding of land banking opportunities, as developable land/sites become more and more scarce.

4 months ago

2 Agree

Allowing denser housing in existing downtown neighborhoods to provide lower cost housing for purchase and rent

4 months ago

2 Agree

Prevent over crowding. Over crowding causes tension in cities, traffic and crime is a big issue.

4 months ago

2 Agree

Help people get out of Section 8 apartments and into small and/or affordable homes.

4 months ago

2 Agree

Yes, help families to relocate and create purchasing homes affordable.

4 months ago

2 Agree

Just continue to create affordable housing for low to moderate income families.

4 months ago

2 Agree

These 3 options are honorable and should be part of an overall plan for affordable housing options but until the city and county work together more closely along with the building community the city of Raleigh is more of an impediment that someone interested in resolving a problem. The city is a huge part of the problem itself. There are so many things the city could do to accomplish the goal of providing more affordable housing it is ridiculous. There are many things that could be done that would not cost the city exorbitant amounts of money and could save the city money yet they can't get out of their own way

4 months ago

2 Agree

N/A

4 months ago

2 Agree

Since the city is growing reduce the property taxes for all.

2 months ago

1 Agree

Yes, Yes, Yes....please investigate the owners of these affordable housing communities...read the reviews of those who have lived in these complexes...see how some property owners and management companies are abusive to the tenants and simply taking
HUD money and not providing clean, safe environments; other communities do not want alchohol, drug filled, marijuana smoking
affordable housing next door to them; owners and management companies will not do what is needed to maintain the property and
keep the properties drug and smoke free and will hide behind a clause in the lease. This is killing residents who have never smoked
and have breathing issues...please make the management companies and owners of these affordable properites responsible for
accepting HUD and other resources monies. No affordable housing community should be know on the streets AS EASY TO DO DRUG DEALS....

2 months ago

1 Agree

More visible police cars in neighborhoods -more crime prevention. Rules that empower homeowners to rid squatters off yards immediately.

2 months ago

1 Agree

So example: Sue, age 64 and husband both with bad knees and living in home that would be perfect starter family, prefers moving to single level home with some community. Given unknown, income she can spend about 350k or less if there are HOA fees. Her 1800sf house would sell for about 360-420k. There are no homes of 1300 sf single level that would improve her situation-with some social venue. They can't afford the 55+ and the subsidized tax credit ones are too small and there are long wait lists and renting is too expensive vs ownership.

2 months ago

1 Agree

Side walks near low income and Raleigh housing where accidents frequently happen. Fox rd and Terrace Park Apts. There has been lots of accidents and two that involved children and the death of a man.

2 months ago

1 Agree

Jobs that give a 40 hour work week, over $10.00 an hour would help the affordability of housing in rural areas currently in development of multiple types of housing.. Fast food, restaurants, grocery and retail stores, all tend to limit hours, and pay begins as low as they can go. Jobs in all these developing areas would greatly reduce traffic into Raleigh, as well.

2 months ago

1 Agree

Physical disabled people need money to pay for a single story house. Allow funding so that disabled people that are in houses can get $100k to purchase a single level house. Also, provide non homeowners with $100k to put as down payment to get their own house.
Society as a whole and families of disabled people don't like them! Disabled people families treat them rudely, badly and nasty. It's just awful the hate that families do to disabled family members. Really, since companies aren't helpful in hiring disabled people more than $100k is needed to make Owning a house affordable for disabled people. Ownership, Ownership, Ownership for independence. Can encourage the disabled person to rent out rooms for income. Therefore, it might be best to encourage owning 3 bedrooms houses.

2 months ago

1 Agree

Proritize chronic homelessness and implement more shelters/transitional housing options. Prioritizing the housing first model in wake county. Reducing wait list times for low income housing. Putting an end to neighborhood gentrification. Putting the people of Wake county first!

2 months ago

1 Agree

I prioritized the goals by immediate impact - helping those at risk of becoming homeless or already homeless with resources. Overall, Raleigh and Wake County need to make it easier to build more housing, period - through zoning, building codes and not allowing neighbors to reject projects. I recently heard a developer of affordable housing say they couldn't get their CO because, literally, the grass was too short and didn't meet code. Really?

2 months ago

1 Agree

Give the Women‘s Center and Oak City Cares more grants

2 months ago

1 Agree

More homeless shelters.

2 months ago

1 Agree

Increase "horse trading" for more affordable units for longer time periods when developers seek zoning changes. Nobody goes broke building housing in Raleigh.

2 months ago

1 Agree

I think looking at the overall pay for our teachers, first responders will help with affordable housing in the city of Raleigh so that people can live where they work.

2 months ago

1 Agree

I am writing to express my deep concerns about the creation of Raleigh's "Bus Rapid Transit" (BRT) district and the impact it may have on low-income communities. While I understand the desire to improve transit access and increase the availability of affordable housing, I believe that the current approach has the potential to create unintended consequences, particularly with regard to zoning laws and the segregation of vulnerable populations.

My main concern is that the establishment of this district, which overrides existing zoning laws, risks concentrating low-income housing in specific areas, essentially creating a form of economic segregation. By focusing subsidized housing within the boundaries of this BRT district, there is a real danger of isolating lower-income residents in one part of the city, limiting their access to opportunities and services that are available in other, more affluent areas. This could perpetuate a cycle of poverty, making it harder for individuals to break out of lower-income brackets or access higher-quality education, healthcare, and employment.

While affordable housing is a critical need in Raleigh, it is equally important to ensure that all residents, regardless of income, have access to diverse and integrated neighborhoods that foster upward mobility. Placing subsidized housing exclusively within a BRT district could result in social and economic fragmentation, undermining the long-term stability and unity of the city as a whole.

Furthermore, I am concerned that the project may unintentionally lead to gentrification or displacement of existing communities. While development can bring positive changes, if not done thoughtfully, it can also price out long-standing residents who may no longer afford to live in their neighborhoods. I strongly urge the city to consider mixed-income housing models that promote integration and fairness, rather than creating pockets of concentrated poverty.

I ask that the planning committee revisit the current approach and ensure that future developments are inclusive, equitable, and beneficial to all residents of Raleigh. I recommend conducting further studies to assess the broader social and economic impacts of this plan and to engage more directly with low-income and marginalized communities in the planning process.

3 months ago

1 Agree

Increase compensation for police and fire

3 months ago

1 Agree

Along with affordable housing, there are other additional needs that go along with housing, like utilities. My concern would be to insure there's collaboration with other services.

3 months ago

1 Agree

Dont spend money, especially bond money on give-aways or other peoples rent.

3 months ago

1 Agree

Buy land with the free money and hold the asset. Do not hire any more personnel

3 months ago

1 Agree

Affordable housing for senior citizens

3 months ago

1 Agree

Being persistent with referral waiting list for transitional house and homeless people

3 months ago

1 Agree

Any consideration for ownership of a home for low income?

3 months ago

1 Agree

Immigration is taking over most of the affordable housing it's a given. Stop it allow people that have lived here all their life's to catch a break.

3 months ago

1 Agree

Address the mental illness and drug use at Moore square

3 months ago

1 Agree

This should include individuals making less than 50,000 a year. Thing have gotten out of hand with the high income tech people moving here. It pushes property taxes up and there for the rent. As you know. A person in there 60's can't get those kinds of jobs. But we've worked and lived here all our life's. If they are like me and can't drive and depend on the bus to get to work, than moving outside the county isn't an option.

3 months ago

1 Agree

Affordable housing requires housing availability across the housing spectrum. When someone moves out of a starter home to a next home, the starter home becomes available. We need to make land acquisition, development, inspections, taxes, all friendly to the production of more housing units across the spectrum. Also, housing + transportation costs typically reflect 50%+ of household incomes. The affordable housing equation should consider transportation costs as well.

3 months ago

1 Agree

Aggressively tackle substandard rental unit owners

3 months ago

1 Agree

Management of Rental Properties within communities by company with no commitment or investment in maintaining property value for homeowners

3 months ago

1 Agree

Stop building until PROPER INFRASTRUCTURE is in place!!!! Life safety should be first!

3 months ago

1 Agree

Access to parks

3 months ago

1 Agree

Transportation and walkability.

3 months ago

1 Agree

We need to know how you are engaging with the homeless. If you aren't out there on the streets, how do they even know about the surveys in the first place?

3 months ago

1 Agree

Focus on keeping families together when receiving services. Separate domestic violence shelters from women shelters.

3 months ago

1 Agree

People who are homeless are only existing. They aren't living. If I'm at my lowest point, I'm trying to rise up. The city lacks social services to connect me to resources.

3 months ago

1 Agree

Discourage teardowns that are replaced with mega mansions. Encourage missing middle instead

3 months ago

1 Agree

Discourage teardowns in existing neighborhoods and replacement with out of character mega mansions.

3 months ago

1 Agree

Stem programs for the kids

3 months ago

1 Agree

Preventing neighborhood gentrification and bus stops near neighborhoods so people can easily get around the city

3 months ago

1 Agree

When it comes to community engagement and needs, what are the city's priority? The city lacks proper engagement with the Black community, just as the city lacks proper engagement with the Black communities at Heritage Park and Method, along with many already going through gentrification and genocide

3 months ago

1 Agree

Ban houses that are permeanent Airbnbs. There are so many houses in Raleigh that sit vacant used just for short term rentals that could be used as housing. Ex. on my small block there are 5 Airbnbs. One lot has two of them: the main house and its ADU.

3 months ago

1 Agree

Ending poverty and “poverty tax” for services. Skills training and employment opportunities especially in green jobs. Educational opportunities for children growing up in poverty. Thinking specifically of Geoffrey Canada’s Harlem Children’s Zone.

3 months ago

1 Agree

Many people young or old who work in the service industry who don't get paid enough for the Raleigh' rent or mortgage. We need a program for them so we are not short of service people in the City.

3 months ago

1 Agree

Creating economic opportunities so more people can be housing stable even if they're not yet deemed at risk of being homeless.

3 months ago

1 Agree

Build temporary transitional housing such as tiny home villages

3 months ago

1 Agree

Increase Govt Owned Housing: Expand and streamline affordable housing options for low-income residents, owned and operated by the govt (not contracted out)

3 months ago

1 Agree

Housing first and drug safe drug sites.

3 months ago

1 Agree

Some of us who are renting from landlords who are getting money from section 8 should be required to provide proper housing to the tenants and be required to keep up the rental property some don’t fixs anything just collecting money

3 months ago

1 Agree

Continue and expand the missing middle program in order to increase housing availability and increase the supply of affordable housing.

3 months ago

1 Agree

Partnering with Wake County's Social Economic Vitality program to provide Life Coaching resources to help change the mind of our despaired residents while providing wrap around services to put residents on a path to self sufficiency.

3 months ago

1 Agree

Allow denser housing, prevent gentrification, and focus on turning discarded strip malls into affordable housing rather than tear down more green spaces

3 months ago

1 Agree

Imposing a ban on corporations buying properties to "flip" and overcharging for the result. Limiting how much rent can be charged for apartments in the city limits. Making it impossible for landlords to evict long-time renters just so they can "flip" the apartment and jack the price up. End price gouging and predatory rent increases.

3 months ago

1 Agree

Yes. Reparations for descendants of slavery

3 months ago

1 Agree

Density needs to be prioritized to increase supply and lower costs. This can be done downtown and other large urban centers. Obstructionist zoning laws need to be removed to allow new building. Public transportation would be greatly beneficial for decreased traffic. Parking garages are better than lots

3 months ago

1 Agree

Ways to limit effects of property value & tax increases on low-income homeowners in soon-to-be developed neighborhods.

3 months ago

1 Agree

Educate and teach money management and how to save money.

3 months ago

1 Agree

Affordable daycare near affordable housing environements

3 months ago

1 Agree

Provide Follow up to ensure people are able to stay in their homes.

3 months ago

1 Agree

How developers are skirting making low income rentals in new developments while getting tax credits

3 months ago

1 Agree

Reevaluating the low-income numbers that align with the earning levels and, more importantly, those on restrictive and limited incomes like SSI or SSDI.

3 months ago

1 Agree

1. Property Tax Assistants for the middle class elderly. There's a program for the low income that makes 34,000.00, and below. There should be assistance for the elderly for income under 50,000.00.
2. We need a program to stop landlords for charging ridiculous rental prices.
3. Also we need a program to charge slum lords for the unkept houses , and tenants that destroy a neighborhood.

3 months ago

1 Agree

What are specific metrics that focus on the increase of displacement happening across the greenways particularly with encampments located adjacent to Walnut Creek.

3 months ago

1 Agree

More pressure on drug dealers that feed people's addiction, which leads to homelessness.

3 months ago

1 Agree

safe, & clean housing with good security

3 months ago

1 Agree

make sure children have a clean environment, respectable clothing, and food before and during school.

3 months ago

1 Agree

A great city includes everyone, this includes families, disabled, seniors, single adults, and many more

3 months ago

1 Agree

Safe housing in safe locations for young people with special needs

3 months ago

1 Agree

Provide affordable housing in as many subdivisions as possible throughout the city limits

3 months ago

1 Agree

SAFE Housing in SAFE locations for the thousands of young people with special needs.

3 months ago

1 Agree

Helping the homeless on the city streets, focus more on women and children

3 months ago

1 Agree

My fear of moving into affordable housing is safety. I am 72 years old and disabled veteran. Will I need to purchase a gun to be safe?

3 months ago

1 Agree

The city needs to follow a land trust model with affordable housing so that the housing STAYS AFFORDABLE.

3 months ago

1 Agree

Infustruction better highway and stop affordable housing in the city if possible put this outside city limits. Make Raleigh live in a safer community. I love off trawick and the crime is too high for me to get out and feel safe.

3 months ago

1 Agree

I've seen affordable housing and it has not been successful. The more you provide help the more they destroy what help they are given. Money should go to providing help to seniors who struggle with comfortable living and taking advantage of them. They have earned and input their lives in working in this country.

3 months ago

1 Agree

Demonstrate that the city also prioritizes affordable property tax and service fees (as low as possible), consisitent with and supportive of citizens needing affordable housing. Note that legal citizens are the priority, the city should not be incenting illegal migrants to come here aggravating the housing and other servies shortages.

3 months ago

1 Agree

Give tenants the option of 2 year lease with 2-3 increase established housing court to help balance this concept to help tenant an landlord

3 months ago

Try to leverage planning by getting state resources to fund a regional comprehensive plan.

3 months ago 1 Agree

Give reparations to descendants of Slaves

3 months ago 1 Agree

AFFORDABLE HOUSING FOR VETERANS.

3 months ago 1 Agree

Yes, helping integrate at risk population with the rest of Raleigh

3 months ago 1 Agree

yes, old schools, grocery stores and warehouses.

3 months ago 1 Agree

Yes, some of the abandon school buildings or abondon buildings.

3 months ago 1 Agree

Home affordable housing management companies and property owners responsible for taking care of the properties and managing the properties is they should manage and keeping the property smoke-free 24/7 for people especially with disabilities of asthma and COPD and long covet.
That owners and management companies do not have those who will be abusive to the tenants and who smoke themselves and will not enforce the smoke-free policy. The quality of management determines the quality of the affordable housing in the community.
The quality of the affordable housing community determines if the community is desired within the Raleigh area.
Many times it is not the tennis at fault but the lack of management.
When inexperienced and uncaring individuals are hired excite managers you have a complex that's going down and undesired in the community.

3 months ago 1 Agree

I think priority #1 and #2 will go far in taking care of priority #3

4 months ago 1 Agree

Specifically affordable homeownership

4 months ago 1 Agree

Update zoning to allow for higher density development, including outside of transit districts

4 months ago

1 Agree

no - the city should not be building affordable housing in the city but can be outside the city convenient to bus stations-having affordable housing downtown will be too close to the bus station where drugs are rampid

4 months ago

1 Agree

Take actions to prevent large ibuyers like Zillow to purchase huge amounts of properties and then rent them out for ridiculous prices.

2 months ago

Develop public private partnerships to assist individuals and families with financial hardships regarding paying their rent.

2 months ago

Help families to become homeownership with low mortgage rate.

2 months ago

Please consider moveable tiny houses on wheels as ADUs. Truly attainable housing that benefits the home/ property owner and the tiny house owner.

2 months ago

Allow moveable tiny houses on wheels as ADUs! Truly attainable housing that benefits the property/home owner and the tiny house owner.

2 months ago

Continue building downtown, support denser population residential areas, improve public transportation

2 months ago

Preventing Neighborhood Gentrification, and develop a program to assist Middle Class Seniors to pay their increased property taxes, or raise the wage qualifications to $45,000.00.

2 months ago

The City should have a way that senior citizens who own their homes from being constantly harassed from people in the state and other states about buying their property on a daily basis.

2 months ago

Private equity firms should not be allowed to purchase housing and should not have access to or receive any housing funding, support (financial or otherwise), or tax benefits.

2 months ago

Prevent the displacement of lower-income households

2 months ago

Human Trafficking, Sexual Abuse and Exploitation, Food Insecurity

2 months ago

Human Trafficking, Sexual Abuse and Exploitation, Food Insecurity

2 months ago

Partnerships with developers to provide for rental units less than market rate to allow for more housing options for those below the median income level.

2 months ago

Quit gentrifying. Spend money in existing neighborhoods to improve lives of working poor already there.

2 months ago

Prioritize high density options.

2 months ago

Look into the successful program that the City of Denver has implemented. It sounds reasonable for what would work in Raleigh - perhaps more reasonable than the model in NYC that is being considered.

2 months ago

Remove beggars from sidewalks. End all housing subsidies. Return tax awards to federal government and abolish property taxes.

2 months ago

While I realize that a model developed in NYC is being looked at, the success of the program that Denver is using at getting un-housed persons into housing while at the same time using funds to help persons AND begin converting and constructing affordable house seems very reasonable.

2 months ago

We need Public Housing communities with large tax funded subsidies. It's the only way rents can be affordable for the working poor given current and foreseeable very high rents.

2 months ago

Ongoing Equity, de escalation and cultural sensitivity training for RPD

2 months ago

Focus affordable housing closer to the city

2 months ago

A third party evaluation on the sustainability and efficiency of the previously executed projects over the last three decades To evaluate the longevity of those projects as to better measure guidelines for future projects.

2 months ago

Build a downtown tram network on existing road surfaces and rezone to legalize 5 story mixed use walk-up apartment buildings, and 8 story elevator supported apartment buildings, by right, with no design review or community approval needed, on all non-park land within 1 mile of the transit stations.

2 months ago

Build as much new low cost city-owned housing near downtown as financially possible. Rent it out to low income residents or make it mixed income which tends to be more sustainable and self-funding as higher rent payers can subsidize the lower rents.

2 months ago

Use zoning regulations to create more walkable areas to include housing, commercial, and employment (15-minute city concept)

2 months ago

To make sure politicians and corporations are not lining their pockets with the money and that it's poured into the community. Maybe a jobs program for the homeless. Given them opportunity to do small task in the neighborhoods for free. And the opportunity to meet other neighbors, to create empathy and allow neighbors to understand that they are just like us, humans. At any given time we can be alongside them. Plus, my offering services for neighbors, i.e., raking leaves, small repairs, etc We create a sense of pride. And the love of oneself is a good start to helping someone change their circumstances.

2 months ago

Prevent politicians and corporations from buying their pockets from these grants, and ensure the money goes straight to the community. But it might be nice, is for people to interact with the homeless more, maybe a job program where they can do small task around the neighborhoods. Giving them opportunity to interact with other neighbors to teach that they are humans like us. That at any point, we could be alongside them. And create empathy that's necessary to continue positive growth in a community.

2 months ago

I think that the land lots that the City of Raleigh has should be used for building SFH. Lots that the city has acquired with specifications of .10 Acre to 1 Acre that can local General Contractor can make sure that our Law enforcement and 1st responders and Teachers who keep our city going would love to find such a program as it would be a great benefit for those who work so hard to put others ahead of themselves.

2 months ago

AFFORDABLE housing is THE priority!

2 months ago

Limit construction along BRT to five stories or less and allow for and incentivize ground floor commercial

2 months ago

Making sure that neighborhoods are not priced out by gentrification in southeast Raleigh

2 months ago

none comes to mind at this time.

2 months ago

No

2 months ago

None

2 months ago

Hire more Police, fire, other First responders. Reduce speed in the residential areas and have it enforced either by speed humps or by RPD.

2 months ago

City should allow builders to build apartments with 10+ floors and have working elevators. Also have solar panels installed to reduce home renters bills.

2 months ago

None

2 months ago

repaint many white lines at intersections...many/most are faded...there are turn lanes (left and right)....really difficult to see day and more so at night and rainy days

2 months ago

repainting many faded white lines on street...v difficult to tell where some lanes are and there unsafe...especially intersections, turn lanes, and where stoplights are and 1 or 2 lanes become 3-4

2 months ago

i'm not informed well enough to suggest

2 months ago

No

2 months ago

1. focus on making affordable housing affordable, many individuals' income is considered below the poverty level and they may or may not receive any income based housing assistance.

2. Increase minimum age for some Senior Living Communities

2 months ago

Perhaps create many tiers of homelessness housing and low income housing, from shelters to stand-alone tiny homes, integrating them in unique ways near existing housing sites with many tiny homes on single lots (in cute ways) near other residents and on church properties, pay churches rent to do so, will help stabilize them and be innovative for the community, and allow for greater integrative services and community interaction. May want to see: www.weave.com :)

2 months ago

When considering housing think of the individuals that make the minimum wage. They are human and deserve to have the opportunity for decent housing.

2 months ago

Improve Section 8 Voucher availability and support f... it is difficult for folks to get this vouchers in the first place. Then, if they get the voucher, it is incredibly difficult to actually find places that will accept it. I witnessed a person whose voucher expired because they couldn't find somewhere that accepted it during the allotted time, so I just wish there were better infrastructure to support the process like a website or office that coordinates connecting people with housing.

2 months ago

build fewer apartments and more condos in areas like North Hills

2 months ago

Shorten the waiting list and help everyone not just homeless or families with school age children.

2 months ago

Allow State Employees to purchase homes and afford housing in good and flourishing neighborhoods.

2 months ago

I do not see how to list my priorities...Number 3 is my number 1 Homelessness involves more than buildings; there is a need for
counseling, mental health issues, addiction issues...all these have to be addressed with getting the physical building or there
will simply be a return to the "state of homelessness" that is most familiar...homeless is a state of mind not only a physical address...

2 months ago

Currently, affordable housing is my main concern.

2 months ago

Currently, my main concern is housing.

2 months ago

My already high property taxes on my little house went up 30%. This is so more compliance paperwork can get done in schools with kids being bused far from homes and vouchers for religious schools. Schools need not cost so much. Good homes=good students. Fund some 'granny program' so that children 0-7 actually get nurturing and enrichment.

2 months ago

Increased police force and decrease additional bew builds until safety protection, programs and infrastructure catches up to current population

2 months ago

3X rent income requirements

2 months ago

Increase Family Shelter units that allow families a safe place to stay together while receiving supportive services for employment, financial planning and affordable housing searches.

2 months ago

More funding to HOPWA housing people with AIDS,section8

2 months ago

Thankful for your efforts. Partnering with One Wake on the Nehemiah housing model that One lake would like to bring to Wake county from Brooklyn, New York.
This would take consideration of freeing up large tracks of land for this development that is holistic, equitable, and just.
This kind of creative partnership public private pulls the larger community together in solidarity and mutuality to creatively solve problems in a way that creates uplift and lets us know that we really do need each other.

Free up lots to drive rent cost down for duplexes triplexes for Plexes to be built for low income residence
Rent is too high and without rent control. It's really making a strain on people to make it.

2 months ago

Ensuring sufficient parking and roads (widening if necessary) to accommodate growth.
Bolstering the CoR Tree Services staff to maintain the numerous aging trees

2 months ago

Jobs in the rural areas that have been and still are building homes. More industrial and tech jobs capable of paying at rates that will allow more people to buy the not so affordable housing. Fast food, restaurants, and bars are not going to provide that.

2 months ago

Training on how to obtain resources for preventing homelessness, where to apply for assistance and where to apply to for affordable housing. Add sidewalks to allow people to walk to work or school where they live. Provide proper bus shelters for residents who ride the bus. Most of the bus stops do not have shelters or seating. In my neighborhood they sit on the ground, a large rock or a shopping cart.

2 months ago

Support and considerations for college students moving into the area and students who may be considering housing insecurities.

2 months ago

Provide $100,000 to disabled homeowners to build ADUs in their back yard or garage or bonus room or other. Require HOAs to allow ADUs to be built in subdivisions. I asked my HOA about building an ADU and was told no, ADUs aren't allowed in this subdivision.

2 months ago

The best way to reduce homelessness and the cost of housing is to increase the supply of housing. Allowing greater housing density and taking steps to reduce the cost of building and renovating housing is key.

2 months ago

Needs for older/senior adults and minority groups including LGBTQ+

2 months ago

Adjust and reform AMI to ensure even individuals without children can get assistance also.

2 months ago

consider racial displacement of historically black communities with increased gentrification

2 months ago

Affordable housing will not happen if the big developers' greed is continuously allowed to overpower the system. They can both make money and the citizens can still afford to live here. Both can happen. Their money will always win and jeopardize affordable housing, leaving folks to be outside and in their cars and in shelters. Also should consider funding advocacy or some other focus on legislation/ordinances for rent caps/limits. It already works in so many other communities.

2 months ago

Identifying land to build affordable housing to promote homeownership to home equity & generational wealth for a healthy and diverse community

2 months ago

None

2 months ago

Better affordable housing for seniors! It is much needed!

2 months ago

ADU expansion and separating the titles of the properties to be able to sell the ADU separate from primary home

2 months ago

Free housing for all in need. Convert office space if needed, just get people housed.

2 months ago

Transportation

2 months ago

2 1 3

2 months ago

Create more single-family houses and single-family neighborhoods. Stop building all of these apartments and townhomes that drive property values down. Affordable home ownership allows people to invest in their property and controls how many people live around you to feel a sense of security. We need more neighborhoods, not a bunch of people living on top of each other.

2 months ago

Please help me immediately

2 months ago

Can you please give me a grant to buy a new house? I am being attacked with aerial assault in Columbus, Georgia. Please have compassion. I don't want to be homeless

2 months ago

Allowing affordable housing options to include market rates communities by removing the red tape. Remove the need for unnecessary inspections and allow the individuals providing services to live where they work. Many owners would willingly participate in accepting vouchers if they didn't involve unnecessary inspections.

2 months ago

Allow Tiny Home communities to be developed

2 months ago

Take actions to prevent large ibuyers like Zillow to purchase huge amounts of properties and then rent them out for ridiculous prices.

2 months ago

Lower taces

2 months ago

expanding public transport lines, creating more lines in areas that do not have as much access. As someone who has taken public transport many times, it should not take an hour and a half to travel a distance that would take 15 minutes in the car.

2 months ago

No

2 months ago

Durham

2 months ago

About 50 percent of Raleigh households are renting. This is not a setting up the city as a whole to build household wealth and prosper. If they can afford to rent, it is likely they can pay the mortgage on an equivalent property. The City could be a leading advocate and example to HUD to stop accepting rental vouchers and instead find ways to assist households to purchase housing. And third step, create ways for simple, low cost decent housing to be built so that low income households can still afford to purchase a home, not rent. Fourth step, find a way to create a path so that all households in Raleigh are earning a livable wage.

3 months ago

Not all affordable housing should be apartment or duplex style. Some families want a house with a yard for kids or pets or green space. Seems like all that is available is apartments. Stop corporations from buying up units (all types of housing). Property tax increases have to stop. Many people are losing homes due to not being able to afford rising costs of taxes, energy bills, trash/water fees etc.

3 months ago

No

3 months ago

Plan to be a city for the future, where cars are less important.. limit parking requirements when building low income housing.

3 months ago

PLEASE STOP ALLOWING “LUXURY” APARTMENT BUILDINGS TO BUILD. They are an eyesore and there haven’t been new condos to purchase in years

3 months ago

The people who have been in Raleigh their entire lives can no longer afford to live here. Please consider the locals

3 months ago

Apartment pricing is a real issue. There needs to be something done about that.

3 months ago

Why does everything need to be downtown? There are enough problems with downtown without adding more housing.

3 months ago

Build single story housing for moderate income retirees, not over half million dollar homes for seniors with large square footage. About 900-1100 sg ft. Housing should be available to every income level and should be acceptable and appropriate living units.

3 months ago

We really need to focus on our litter problem. It is out of control. It’s embarrassing to drive down our highways because there is so much trash everywhere.

3 months ago

Have a more streamlined method for communicating with those who are waiting to receive a stable home, condo or apartment.

3 months ago

accelerating the site plan and permitting review process. we need these housing options now, and can't wait for a year of review time

3 months ago

Stop corporations from purchasing single family homes and

3 months ago

Seek cheaper construction so lowest income bracket can afford them

3 months ago

Check the upper levels of moderate income. Can bus drivers, school teachers, and nurses aids afford to live where they work?

3 months ago

Secure sufficient funding to match the need.

3 months ago

Secure more funding for the above projects to ensure results match the need.

3 months ago

Giving reparations to slave descendants

3 months ago

Rental housing code enforcement and tenant advocacy for pest infestation controls and integrated pest management, indoor humidity due to appliances venting into the rental instead of venting to outside, open holes in walls. I chose to live in an affordable apartment and the lack of basic maintenance and pest infestations are appalling. Living like this does not strengthen the community.

3 months ago

improve existing neighborhoods instead of tearing them down and building new ones

3 months ago

assist citizens in the upkeep of their housing such as help with the roofing and bathroom room upkeep.

3 months ago

Make program intake requirements (income. family size, turn around time, actual definition of "emergency" assistance) more transparent so people will not waste time seeking help from city agencies

3 months ago

Priority should given to senior citizens, particularly those who belong the the LGBTQ+ community.

3 months ago

The city doesn't properly engage with the Black community that is currently going through gentrification

3 months ago

Overall providing a mix of housing prices in the same geographic area.

3 months ago

I was impressed by the recent news out of Denver that a living supplement of $1,000 a month resulted in 47% of homeless people finding stable housing and stabilizing their lives. That is A LOT cheaper than what we spend. And while we already have denser housing being constructed downtown, little to none of it is "affordable" for truly poor people. We need to make all these new apartment buildings accessible to the very low income folks.

3 months ago

I was impressed by the recent news out of Denver that a living supplement of $1,000 a month resulted in 47% of homeless people finding stable housing and stabilizing their lives. That is A LOT cheaper than what we spend.

3 months ago

Reduce the pricing in rent and residential homes, that can match the salaries within the community that it surrounds. Along with focusing on developing tiny homes to maximize space on land; which would support opportunities, affordability, ownership, and longevity towards the communities.

3 months ago

Improve transit system with expanded routes and increased frequencies to enable residents to take advantage of housing which already exists.

3 months ago

I think that Raleigh residents are needed on an affordable housing committee. Housing options and supportive services are extremely limited, and City Council and our commissioners don't understand it.

I would love to volunteer for this. I'm lower middle class who just got evicted.

919 841 8408

3 months ago

Creative changes to zoning such as the Durham 'flag lot' rules so that infill builders can make a fair return while building affordable units, combined with steep financial penalties against new McMansions with bad impermeable surface ratios - with an exception for affordable builds. Argh, that's complicated to read, sorry.

3 months ago

Mental Health

3 months ago

Focus on efficiently running the city to improve our schools and attract jobs.
Government affordable housing, is just another tax on the citizens.

3 months ago

The only real way to protect the occupants of affordable housing is to make sure they are Rated by a certified HERS Rater. The rating captures data and projects energy use for the homeowner while ensuring that the home is built to meet standards, code and beyond while saving money for the builder that can be passed on to the homeowner through energy savings.
Consider funding every home built in the City of Raleigh requiring a HRES Rating.
This action will also allow the City to track CO levels for every new home captured in one location, the HERS National registry.
For around $300 per home (Affordable Housing Allowance of some sort), the data will be captured and can easily be reported to the City. How much is that data worth to Megan?

3 months ago

Please prioritize help for mentally ill women, who are the most vulnerable population. The second priority should be unhoused women. I'm disappointed to witness the disparity of services and resources when my research tells me that the number of unhoused women is only slightly fewer than that of men.

Please also get rid of the encampment at Lenoir and South. It is well-hidden, but growing quickly and has become a haven for crime, per city data. Red Hat attendees and nearby residents will become victims of crimes if quick and firm actions aren't taken.

Not exactly what you want to hear but please ACT!

3 months ago

Critique the residential property reassessment process to reduce inappropriate and unrealistic increases in market values leading to higher taxes, undesirable rent increases, and loss of affordable housing. Coordinate with Wake County Board of Equalization and Review.

3 months ago

None come to mind at this time.

3 months ago

no

3 months ago

Provide housing assistance to state, city, and government employees as top priorities.

3 months ago

The homeless needs to be heard. The people who run for election never talk about the homeless in the city. They would rather flip American money to send money abroad to wars across the sea.

3 months ago

The 3 priorities are interrelated. One benefits another; they are not separate. People at risk should have well-positioned and reliable transportation to their jobs, grocers, health care providers, and daycare.

Good day care should be subsidized to provide greater incentives and ability for low-income people to work.

3 months ago

None that come to mind!

3 months ago

The amount of individuals and families experiencing homelessness continue to rise. There are not enough shelters at all. The ones that exist usually have extremely long wait lists. The shelters that are drop-in are sometimes avoided because of crime. There are families out on the streets with little to no hope.

3 months ago

Update Request for Proposal scoring criteria to encourage and incentivize construction of Limited Equity Housing Cooperatives to provide affordable home ownership opportunities for low-income residents

3 months ago

Provide home maintenance funding for low-income residents who own their homes or who have mortgages.

3 months ago

I think those three above are extremely important to focus on.

3 months ago

Not sure

3 months ago

Upgrade existing affordable housing to match the new homes in gentrified communities: landscape, access to green space, covered bus atop seating

3 months ago

np

3 months ago

No

3 months ago

Affordable housing should be equally distributed throughout the city. Southeast Raleigh is not the only area with access to the bus line

3 months ago

Affordable housing should be distributed throughout Raleigh. Southeast Raleigh is not the only area with access to the bus line

3 months ago

No

3 months ago

pave streets area

3 months ago

Fi

3 months ago

Onsite Mental health support services over seen by a professional mental health staff person - open 1 to 3 times a week.

4 months ago

No

4 months ago

Have more public transportation available that will enable people to live outside the city but still safely commute in for work.

4 months ago

Look for opportunities to simplify and reduce the costs around the permitting process, consider ways to make zoning more friendly toward affordable housing development.

4 months ago

Transportation services other than the large city buses

4 months ago

Meeting with them.

4 months ago

Person that are on assistance for housing need to work at least part time hours , need to be monitored. I am NOT talking about retired persons,
NOR I am talking about people who can not function properly if working. Some of them are getting away with too much , zero rent for years and have people living rent free the move in and NEVER report income ‼️

4 months ago

Yes many

4 months ago

test

4 months ago

3. What do you think are the top three (3) issues Raleigh is experiencing related to affordable housing? *Select top three (3) issues*

57%	Not enough housing options for people earning 30% of the area median income or less ($30,600 for a 3-person household)	289 ✓
48%	Homelessness	245 ✓
46%	Housing that is affordable is located far from retail and employment centers, and requires a long commute and/or the use of a private vehicle	236 ✓
41%	Not enough housing options for people earning 60-80% of the area median income ($61,200-$81,600 for a 3-person household)	210 ✓
39%	Not enough housing available at different price points	198 ✓
16%	Not enough homes available to rent within city limits	82 ✓
14%	Not enough homes available to buy within city limits	70 ✓
12%	Not enough housing types to choose from	61 ✓
12%	Homeownership expenses such as repairs and utilities are too high	60 ✓

508 Respondents

4. Choose up to three (3) of the most critical Affordable Housing needs in your community.

65%	Creation of affordable rental housing	322 ✓
57%	Creation of affordable housing for homebuyers	285 ✓
37%	Down payment/closing cost assistance for first-time homebuyers	185 ✓
35%	Home improvement programs for low-income homeowners	175 ✓
31%	Rental Assistance	153 ✓
29%	Fair Housing services (e.g. assistance to individuals experiencing discrimination based on race, color, religion, national origin, familial status, or disability)	142 ✓
20%	Accessibility improvements for people with disabilities	97 ✓
6%	Other	28 ✓

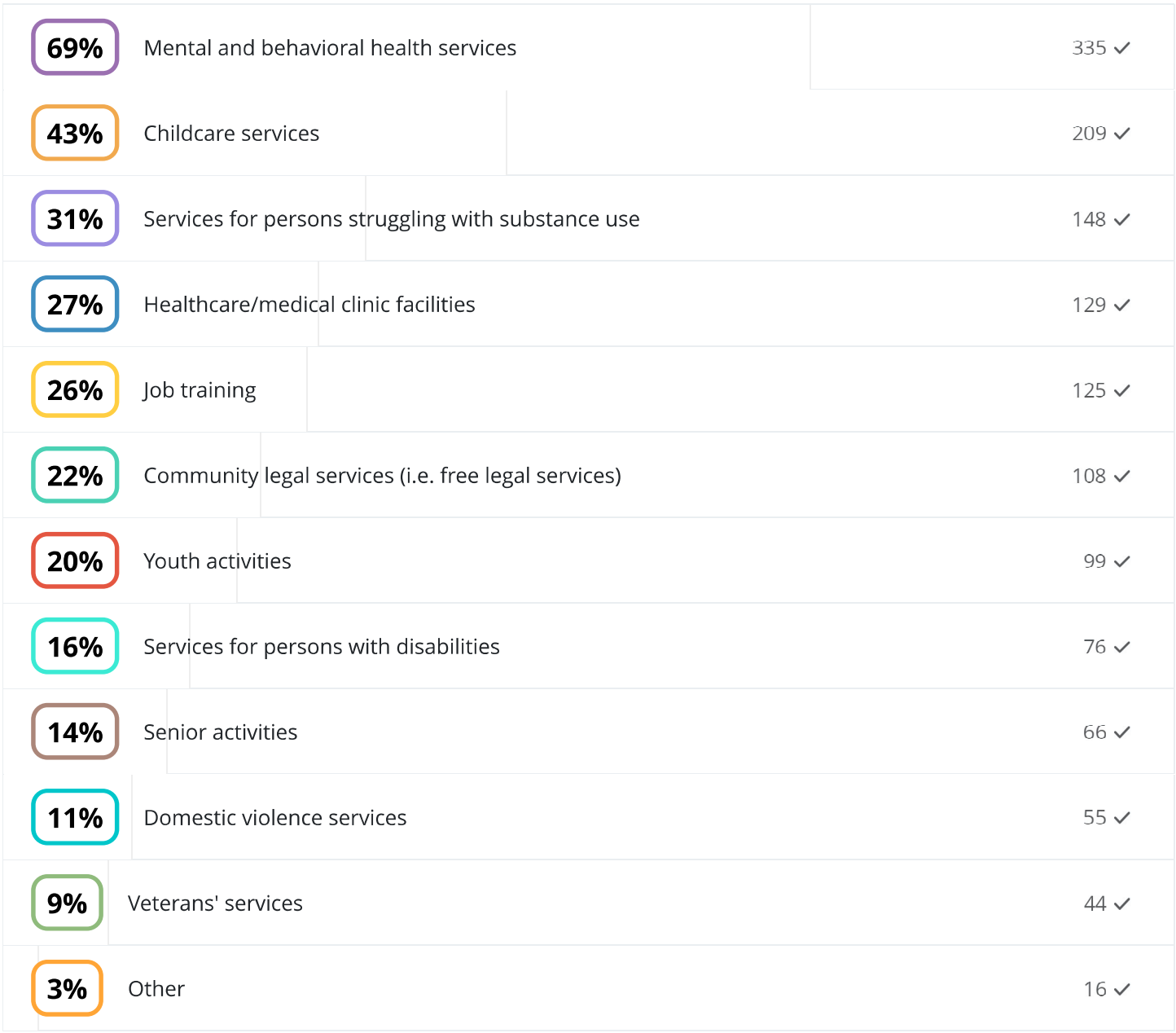
497 Respondents

5. Choose up to three (3) of the most critical Homeless Service needs in your community.

72%	Homelessness Prevention, Diversion, and Rapid Exit - Programs that provide temporary financial assistance, rental subsidies, or supportive services to prevent individuals and families at-risk of becoming homeless	350 ✓
67%	Permanent Supportive Housing - Housing combined with wrap-around health and social services	323 ✓
51%	Rapid Rehousing - Short- or medium-term rental assistance, connection to housing, and voluntary services for those experiencing homelessness	248 ✓
45%	Homelessness Management Services - Street outreach to people experiencing homelessness, service connections, day centers, and overnight shelters	217 ✓
40%	Housing Navigation - Connecting individuals and families at-risk of or experiencing homelessness to housing	195 ✓
4%	Other	18 ✓

484 Respondents

6. Choose up to three (3) of the most critical Supportive Services needs in your community.



485 Respondents

7. What is something that you would like to know more about concerning housing in Raleigh?

What can be done to prevent developers from coming in and eliminating existence affordable homes in order to build expensive new housing?

4 months ago

85 Agree

Raleigh has to get creative. Many states are rehabing older schools and public buildings to become low rent apartments for seniors and people with special needs! LOOK at all of the buildings at Dix that could be rehabed!! QUIT trying to figure out luxury homes for the rich there - think of those that NEED help!!

4 months ago

68 Agree

I'd love to see the city tackle housing from a more holistic community level, not just an individual "we need x units built" strategy. We're seeing a lot of NIMBY type push back because there's not enough active and proactive engagement with communities. People who have lived here for years feel cut out from the process. I live off of a very traffic heavy street that comes with all kinds of externalities. The street was widened in large part to the development in the area. We want the development, but we also want to be able to safely walk downs our streets, have a destination to walk to and genuinely get to know our neighbors, not be isolated for the sake of "progress"

4 months ago

37 Agree

There are a lot of neighborhoods ,older neighborhoods that have been renovated however, the people that used to live there for years or generations have been pushed out, by high taxes and or hound it to the point of bullying them to sell. The money that they paid to them isn't even enough for them to go buy a small 3 bedroom house or afford an apartment, long term. It's like Raleigh no longer caters to North Carolinians, it's too busy, catering to people, moving from other states back and afford the high prices because of their income and they're the ones that are dictating the increases in prices and the gentrification of neighborhoods!

4 months ago

33 Agree

What is Raleigh's plan for handling the large number of homeless individuals in our parks and public areas. These individuals need assistance and if they refuse assistance I'm curious what action the city takes

4 months ago

17 Agree

8. Are you aware of any of the following Community and Small Business Development programs the City offers? *Select all that apply*

52%	Emergency Shelter Support	178 ✓
45%	Homeless Services Support	153 ✓
41%	Homebuyer Down Payment Assistance	142 ✓
39%	Non-Profit Organization Support	133 ✓
35%	Small Business Support	119 ✓
34%	Neighborhood Revitalization/Housing Redevelopment	117 ✓
34%	Homebuyer Counseling	116 ✓
28%	Affordable Rental Development	97 ✓
27%	Homeowner Housing Rehabilitation	92 ✓

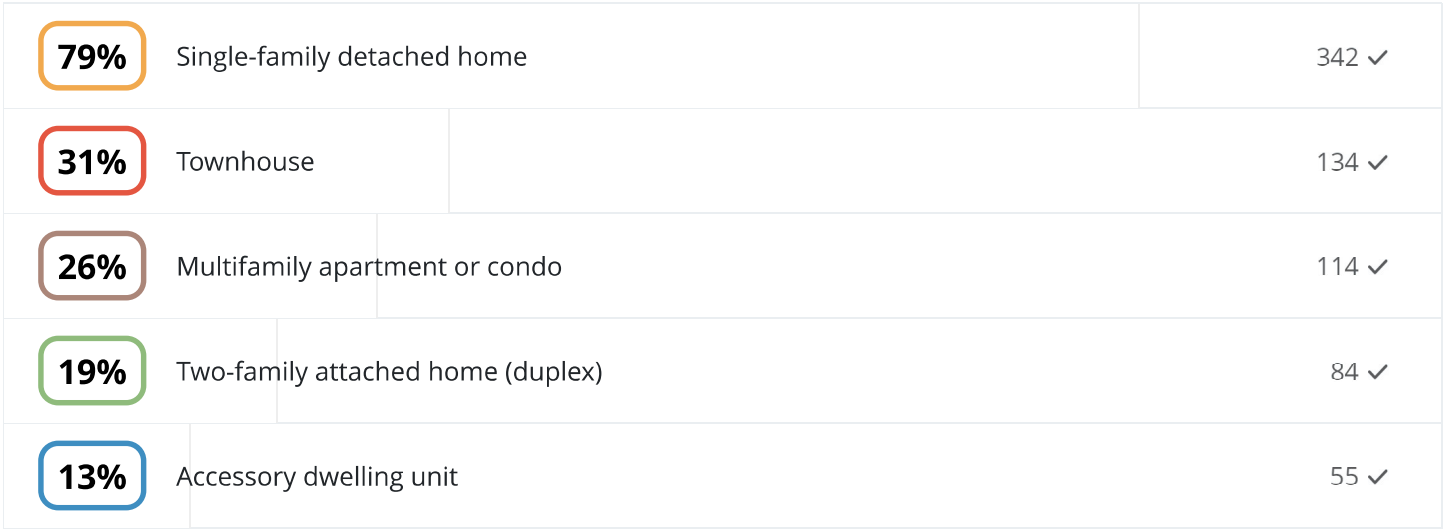
343 Respondents

9. Please check any additional feedback opportunities you would be interested in participating in as part of the plan development process:

77%	Virtual Public Meetings	271 ✓
48%	In-person Public Meetings	167 ✓
35%	In-person and Virtual Office Hours	124 ✓
3%	Other	11 ✓

351 Respondents

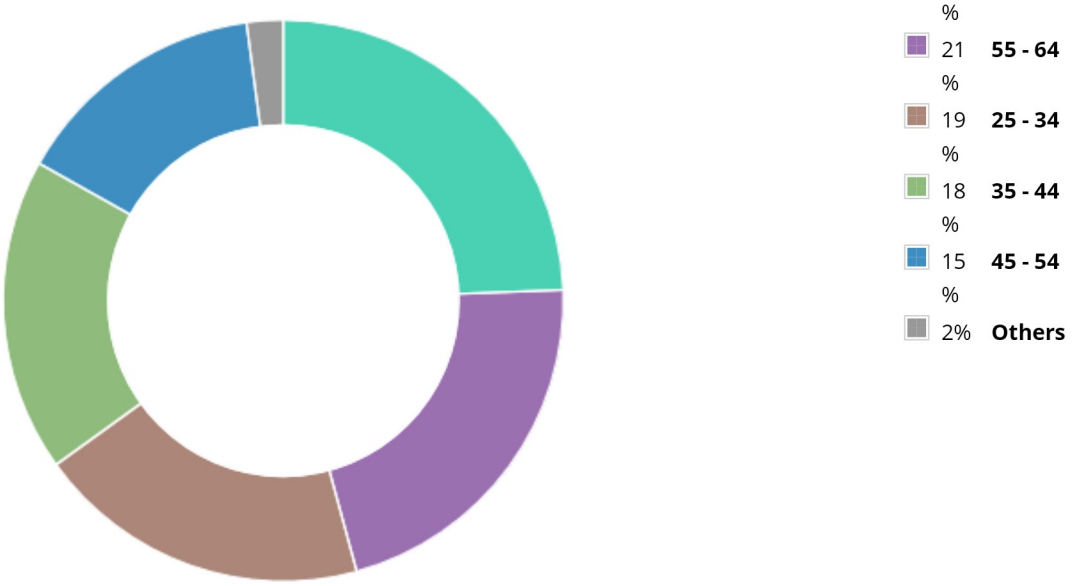
13. Do you live or are you interested in living in one of the following housing types? *Select all that apply*



432 Respondents

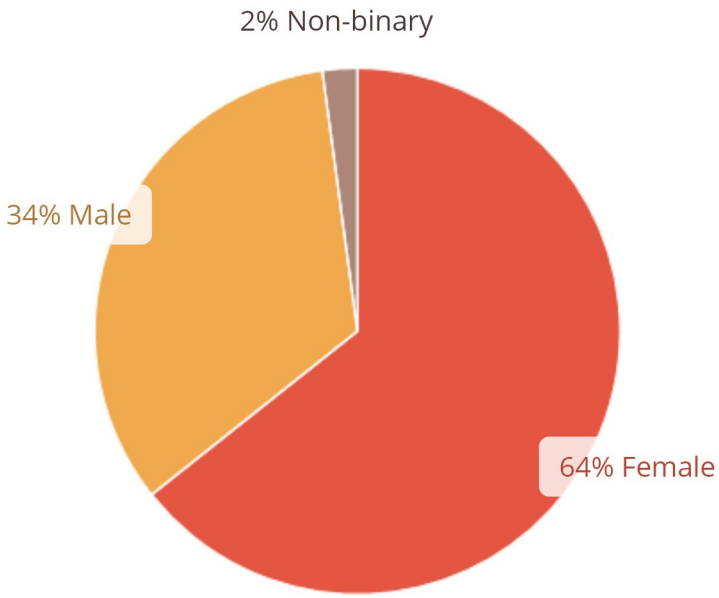
What is your ZIP code?

What is your age?



332 respondents

What is your gender identity?



328 respondents

What is your ethnic identification?



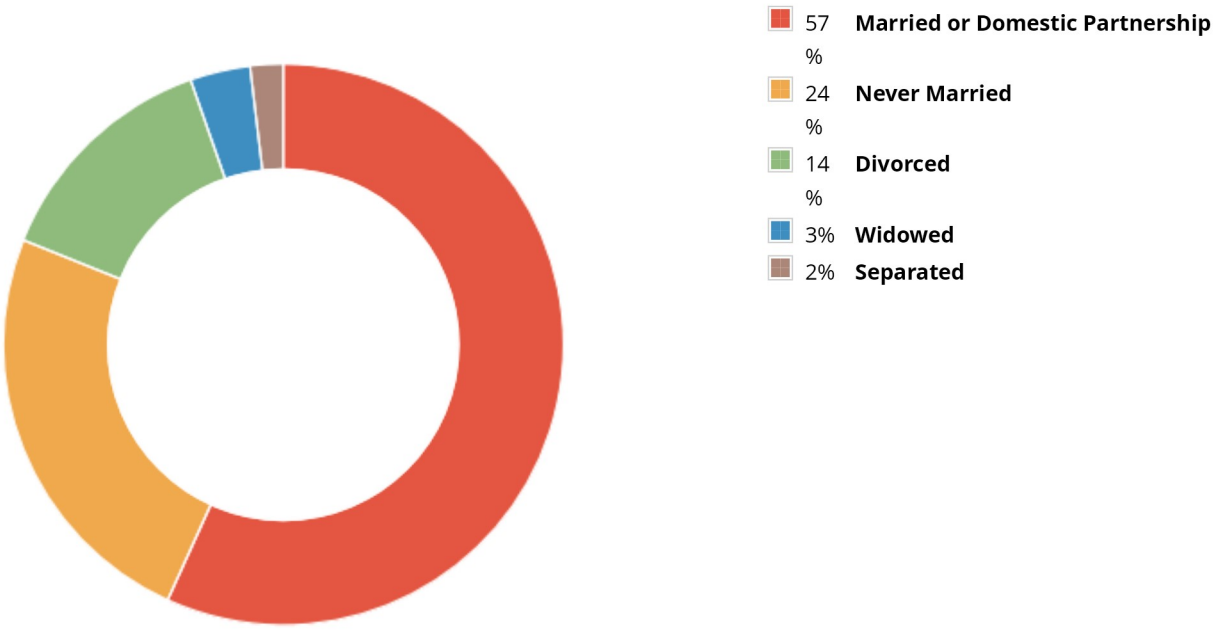
328 respondents

What is your racial identity? (Please select all that apply.)

72%	White	233 ✓
24%	Black/African American	78 ✓
4%	Asian	13 ✓
2%	Latino/a/e/x	8 ✓
1%	American Indian/Alaskan Native	2 ✓
0%	Native Hawaiian/Pacific Islander	1 ✓

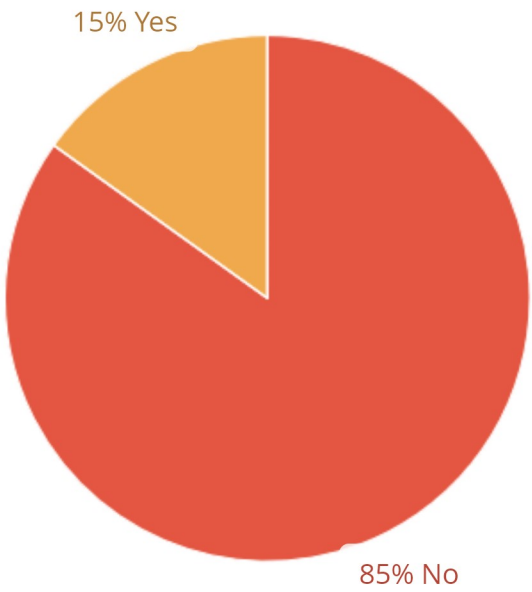
323 Respondents

What is your marital status?



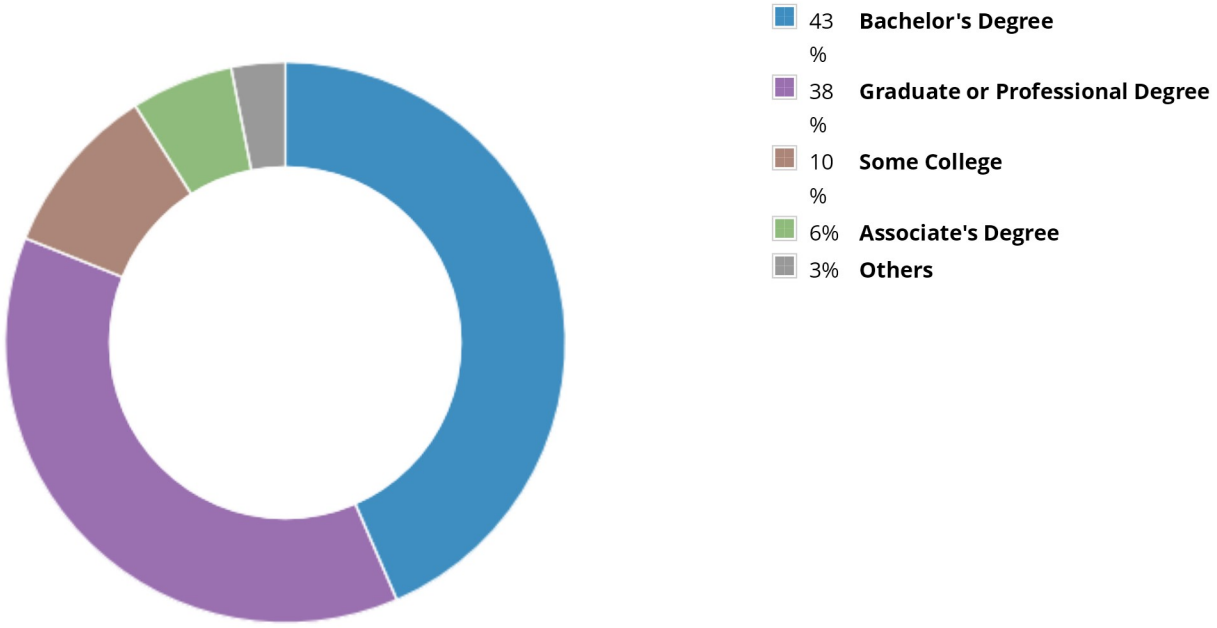
317 respondents

Do you identify as person with a disability?



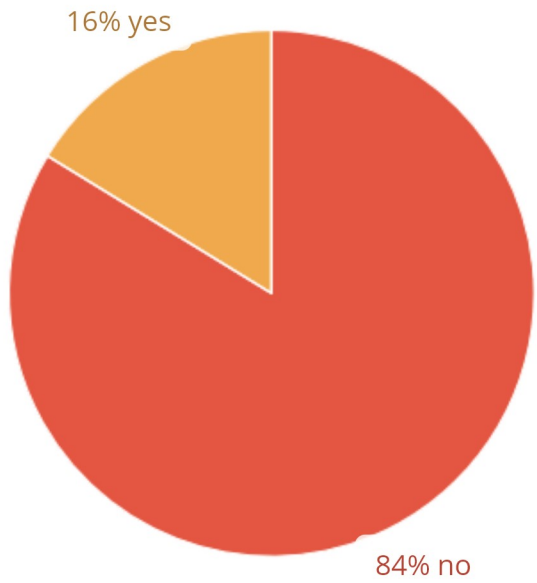
324 respondents

What is your highest formal education level?



322 respondents

Have you ever experienced homelessness?



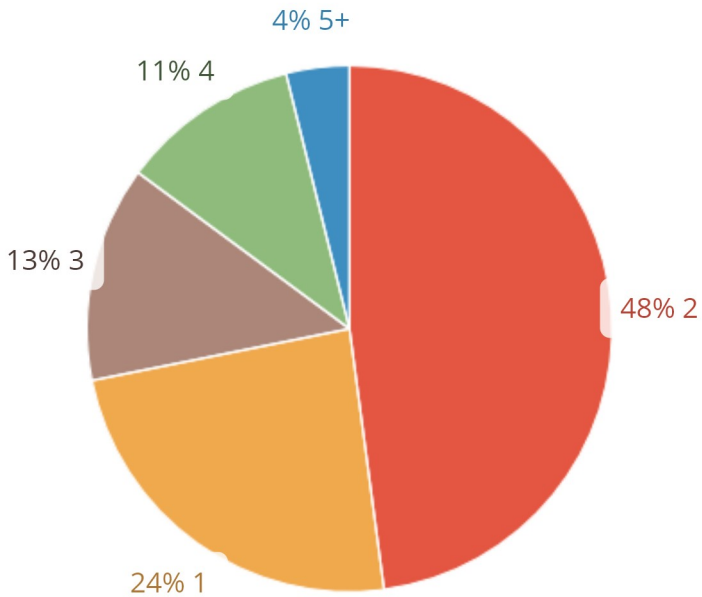
326 respondents

What is your current employment status? Please select all that apply.

56%	Employed full-time (40 or more hours per week)	181 ✓
23%	Retired	74 ✓
10%	Self-employed	31 ✓
6%	Employed part-time (up to 39 hours per week)	19 ✓
4%	Student	13 ✓
3%	Unemployed and currently looking for work	11 ✓
3%	Unable to work	10 ✓
2%	Stay-at-home partner/caregiver	5 ✓
1%	Unemployed and not currently looking for work	2 ✓

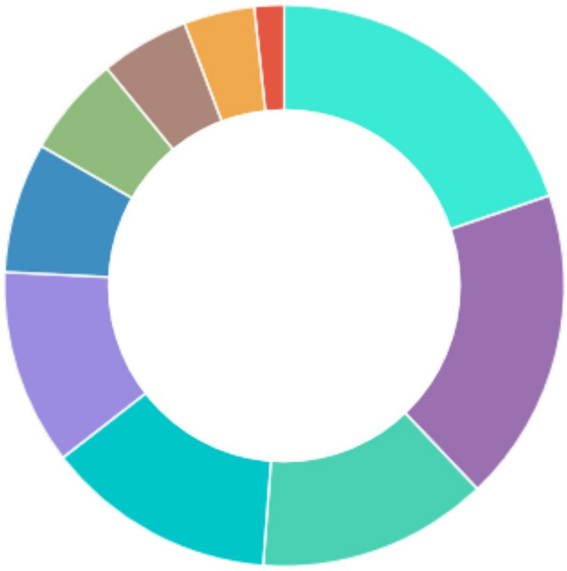
326 Respondents

What is your household size?



309 respondents

What is your approximate household income?



- 20% **$100,000 to $149,999**
- 18% **$50,000 to $74,999**
- 13% **$75,000 to $99,999**
- 13% **$200,000 or more**
- 11% **$150,000 to $199,999**
- 8% **$35,000 to $49,999**
- 6% **$25,000 to $34,999**
- 5% **$15,000 to $24,999**
- 4% **Less than $10,000**
- 2% **$10,000 to $14,999**

293 respondents

Do you rent or own your home?

63%	Own	205 ✓
31%	Rent	101 ✓
7%	Neither	22 ✓

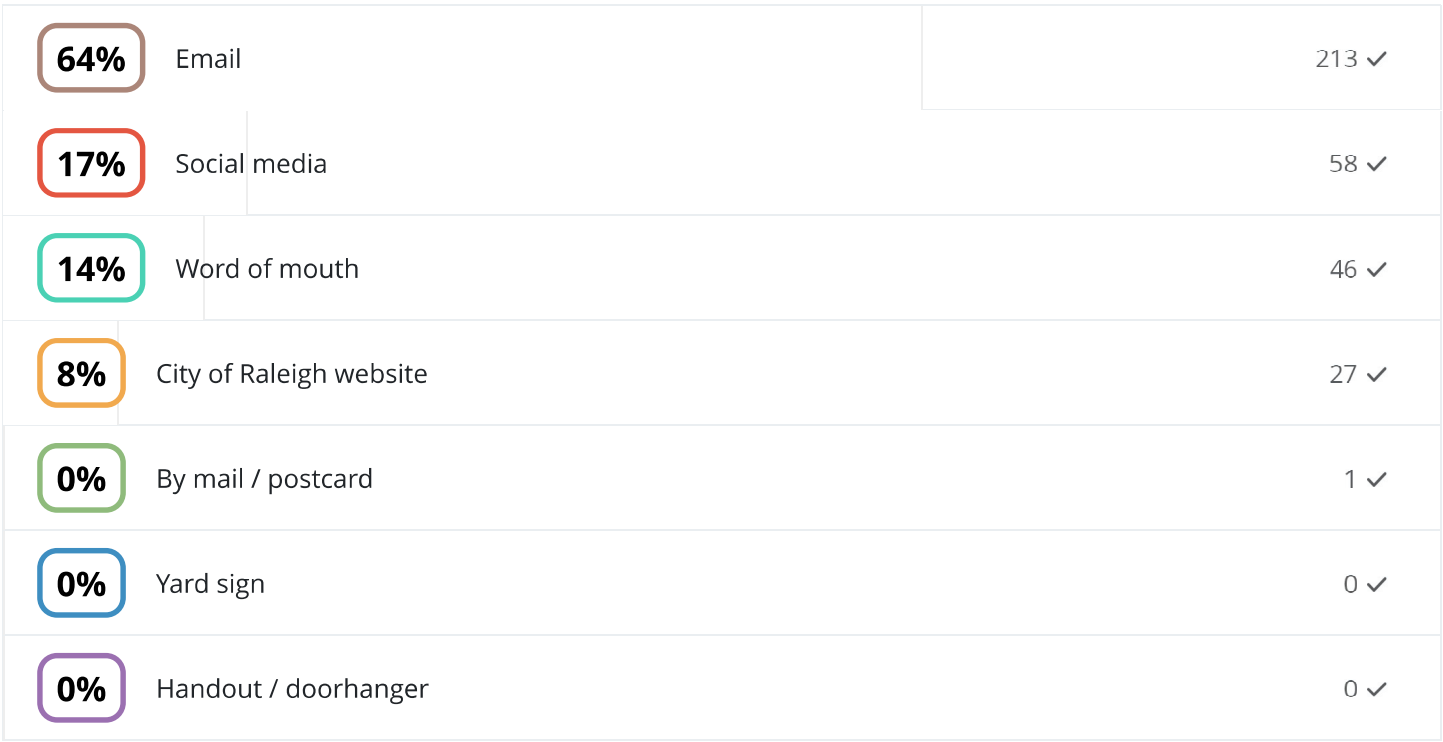
328 Respondents

I speak English as my first language.

98%	Yes	323 ✓
2%	No	7 ✓

329 Respondents

How did you hear about this survey?



332 Respondents

9. How did you hear about this survey? *Select all that apply*

No data to display...

11. Please tell us about yourself. *Select all that apply*

No data to display...

12. Have you ever experienced homelessness?

No data to display...

14. Do you identify as a person with a disability?

No data to display...

15. What is your age?

No data to display...

16. What is your total annual household income?

No data to display...

17. What is your household size?

No data to display...

18. Race

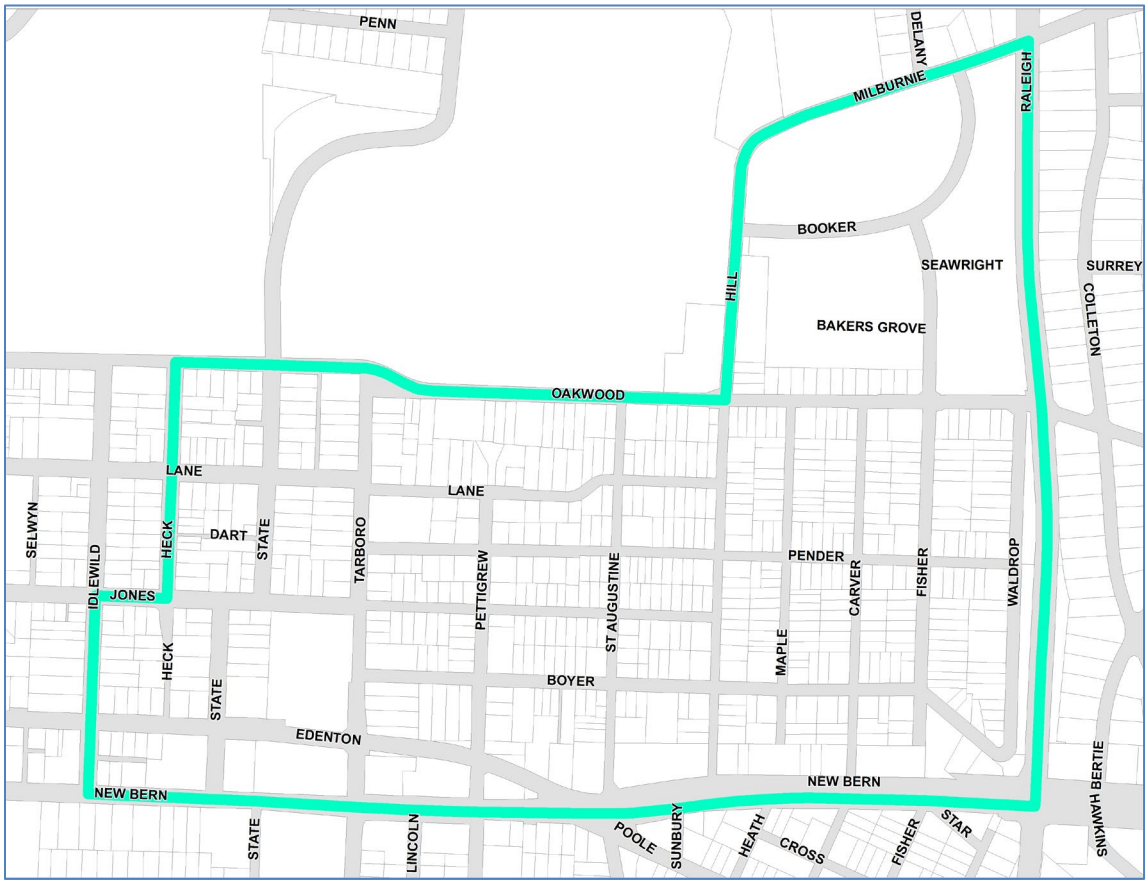
No data to display...

20. What is your current employment status? *Select all that apply*

No data to display...

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FY 2026-FY 2030 Update to the FY 2016
College Park Neighborhood Revitalization Strategy Area (NRSA) Plan



Housing & Neighborhoods Department
City of Raleigh
421 Fayetteville Street
Suite 1200
Raleigh, NC 27601

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Executive Summary

The City of Raleigh's 2016-2020 Consolidated Plan for the use of federal housing funds included strategies to create two Neighborhood Revitalization Strategy Areas (NRSAs). The first NRSA proposed is for the area south and east of St. Augustine's University, including College Park and the former Washington Terrace Apartments. The reason the City decided to use the NRSA approach is to make use of its federal Community Development Block Grant (CDBG) funds more flexibly than would otherwise be possible. Job creation would be more easily achieved and public service funding and housing activities would be free of some of the federal restrictions that accompany the CDBG program. The CDBG national objective of principally benefitting low- and moderate-income persons will still be met.

On November 3, 2015, the Raleigh City Council adopted this Plan and the U.S. Department of Housing and Urban Development (HUD) approved it in May 2016. An extension of the NRSA designation was approved by HUD for the 2021-2025 Consolidated Plan period. The City is requesting to extend the designation for the 2026-2030 Consolidated Plan period.

Maps of the area covered and details of the proposed NRSA program and NRSA demographics are contained in the Plan that follows. Below is a summary of the Goals and Benchmarks the City intends (as a minimum) to provide in the College Park/Washington Terrace NRSA.

GOAL 1: Infrastructure Improvements

Benchmarks

1.1 Install public infrastructure necessary to serve mixed-income development in East College Park (water, sanitary sewer, and stormwater).

1.2 Install the public infrastructure necessary to serve mixed-income development in Washington Terrace (water, sanitary sewer, and stormwater) including street realignment.

1.3 Install new sidewalk on Oakwood Avenue from Heck to Raleigh Blvd.

1.4 Provide and/or upgrade natural gas service to East College Park.

GOAL 2: Residential Development

Benchmarks

2.1 Construct 320 new rental units.

2.2 Construct 195 new homeownership units.

2.3 Provide not less than 30 rehab loans to assist aging-in-place, reduce energy costs, and make other home improvements for existing homeowners with incomes less than 80% of AMI.

GOAL 3: Economic and Human Capital Development

Benchmarks

3.1 Employ not less than 500 persons in construction and construction related activities.

3.2 Continue the City's Summer Youth Employment Program at St. Monica's Youth Center and/or Tarboro Community Center.

3.3 Provide not less than 75 potential homebuyers with homebuyer education and training.

3.4 Create a Section 3 Plan, designate a Section 3 Coordinator, and actively promote and encourage Section 3 hires.

3.5 Achieve at least 10 Section 3 hires associated with construction activities in the neighborhoods.

3.6 Achieve not less than 15% participation by Minority and Women owned Business Enterprises in site prep/infrastructure and multi-family construction projects.

3.7 Construct child care facility on the Washington Terrace site serving approximately 80-100 children, infant to pre-Kindergarten.

****

Neighborhood Revitalization Strategy Area (NRSA) 2019 *UPDATE (see below for 2025 update)*

In the NRSA the City is facilitating the development of 98 single-family homes and 51 townhome units in East College Park which lies in the southeastern portion of the NRSA. Infrastructure improvements including water lines, sewer lines, storm drains, and new streets and sidewalks are complete. Home construction began in the winter of 2017.

At the beginning of the construction process, each builder was allocated two initial lots that had to be sold to low- to moderate-income buyers. Once the initial lots were constructed and sold to the homebuyers, each builder is allowed to purchase and own no more than 5 lots at a time. During the entire project, each builder is required to sell 60% of the homes for low- to moderate- income buyers (80% or below of Area Median Income). To construct the homes, the builders must purchase the individual lots and then provide their own construction financing. After the home is built, the builder then sells the home directly to the buyer with a 10-year equity sharing deed restriction provided by the City of Raleigh to help preserve future affordability. In 2018-2019, the builders purchased 30 lots and 24 homes were sold in East College Park, two of which were built by Habitat for Humanity of Wake County. By the end of July 2019, 17 homes had been completed and sold to low- to moderate-income buyers in ECP, seven houses were market rate. Twelve houses were built and sold the previous year, 36 being the total ECP houses sold to date. The ECP townhomes are anticipated to begin construction in 2020.

With six builders, and their real estate agents, along with all the citizen interest the project has been generating, Raleigh's Housing and Neighborhoods Department created an East College Park webpage (http://ecp.raleighnc.gov/) that houses information about home-buying opportunities in East College Park. This includes an up-to-date progress map, steps to becoming a homeowner, and housing floor plans by builder. To address the home repair needs of existing NRSA homeowners, the City revised its housing rehabilitation loan program, making up to $90,000 available to low-income homeowners with 0% interest, no payments, forgiven after five (5) years for seniors or disabled, fifteen (15) years for others.

In addition to the City's actions within the NRSA, DHIC, Inc. owns and is redeveloping the former Washington Terrace Apartments site primarily for affordable housing in the northeast section of the NRSA. 145 existing units were demolished, 162 new affordable family apartments and 72 new elderly units were completed.

****

Neighborhood Revitalization Strategy Area (NRSA) 2025 Update

In 2016, the City started construction on the largest infrastructure project it has implemented with CDBG funds. Single-family infill construction, with more than 90 homes, the first housing component of the East College Park development, is complete. This area was designated as a Neighborhood mixed pricing strategy, which helps provide a range of incomes to have access to homeownership.

The second component is the construction and sale of townhomes. The developer Evergreen Construction Company has been selected through a competitive process to build townhomes in East College Park. In total, there will be at least 12 townhomes, with plans for the remaining sites under review due to rising cost constraints. In collaboration with the Parks, Recreation, and Cultural Resources Department, a new park was opened in 2022.

The City is utilizing a Neighborhood Revitalization Strategy Area (NRSA) designation from HUD to manage a mix of 60% of homebuyers under 80% of the Area Median Income and 40% of homebuyers unrestricted by income limits.

Original 2016 Plan

I. Introduction

Raleigh, North Carolina's capital city and the largest municipality in the Research Triangle region, has been growing rapidly since the 1990s, generating strong job growth and fueling new residential development. A significant segment of new arrivals since the end of the Great recession have sought an urban lifestyle, increasing market pressure within the Beltline, the limited access divided highway that circles the downtown. This has increased land values and rents within the downtown and close-in urban neighborhoods. A few neighborhoods near downtown, however, have not shared in this growth and have, in fact, lost population. They suffer from poverty, deteriorating housing and failing infrastructure. Two of these neighborhoods are College Park and Washington Terrace, immediately south and east of St. Augustine's University, a historically black liberal arts university. St. Augustine's is the largest institutional stakeholder in this area.

The proposed NRSA consists of two historically distinct neighborhoods separated by Oakwood Avenue. The College Park neighborhood lies south of Oakwood. Housing in College Park is 78% single-family detached and 14% duplexes. Rentals predominate: approximate 69% of the housing is rental. The median house value of owner-occupied homes is $107,300, approximately half the citywide median value of $207,000. More than 47% of families live below the poverty level; citywide that number is 11.8%. The neighborhood is 71% African American.

The Washington Terrace neighborhood lies to the north of Oakwood. It is a single development of triplexes and quads totaling 245 units on 25 acres of land. The Washington Terrace neighborhood was originally built by the private sector as an affordable housing development. The Great Recession sent the property into bankruptcy and the property and its deteriorated units went up for sale. DHIC, a local NeighborWorks organization, suggested that the City of Raleigh partner with them to acquire the property to ensure that the site be preserved for affordable housing. The City agreed with this vision and Raleigh City Council awarded DHIC a $2 Million zero interest loan to help with the acquisition. DHIC surveyed the residents and found that 98% have incomes less than 80% of area median income (AMI).

The City has been active in the College Park neighborhood since the early 1990s when the neighborhood was designated a redevelopment area. The neighborhood has had several redevelopment plans since 1994. Initially, the City focused on the western section of the neighborhood in an area locally known as College Park/Idlewild. Over the last several years, the Community Development Division's focus has shifted to the eastern edge, the blocks bounded by Hill Street, Oakwood Avenue, Raleigh Boulevard, and New Bern. These blocks are called East College Park (ECP). Since the Great Recession, Community Development has acquired approximately 134 deteriorated structures there, relocating the tenants of the substandard housing to decent safe housing of their choosing and clearing the lots. A significant percentage of East College Park is currently vacant and the City is the neighborhood's largest property owner.

The area directly south of St. Augustine's University has very few vacant lots and owner-occupied homes are mixed in among rentals. Most housing here is modest in square footage and architecture. Many of the houses, rental and owner-occupied alike are in need of some repair.

Raleigh's Housing and Neighborhoods Department incorporated these distinct areas into a single NRSA in order to create the framework for mixed-income housing opportunities for both homeowners and renters. In addition to providing for mixed-income homeownership development on sites acquired with CDBG funds, an approved NRSA plan allows for 9% Low Income Housing Tax Credit (LIHTC) applications under the North Carolina Housing Finance Agency (NCHFA) Qualified Allocation Plan (QAP) to qualify for the Redevelopment set aside. Because of QAP site score requirements, 9% applications for projects in that location would be at a competitive disadvantage. Because of the NRSA's near-downtown location, having affordable housing over the long term is dependent on proactively taking such steps now.

Benefits of a Neighborhood Revitalization Strategy Area (NRSA)

NRSA benefits are described in amendments to the Community Development Block Grant (CDBG) regulations at 24 CFR 570, which were published in the Federal Register on January 5, 1995 and updated in the final rule changes published in the November 9, 1995 Register. They include:

1. **Job Creation/Retention as Low/Moderate Income Area Benefit:** Job creation/retention activities undertaken pursuant to the strategy may be qualified as meeting area benefit requirements, thus eliminating the need for a business to track the income of persons that take, or are considered for such jobs (24 CFR 570.208(a)(1)(vii) and (d)(5)(i);
2. **Aggregation of Housing Units:** Housing units assisted pursuant to the strategy can be considered to be a part of a single structure for purposes of applying the low and moderate-income national objective criteria. This provides a greater flexibility to carry out housing programs that revitalize a neighborhood (24 CFR 570.208(a)(3) and (d)(5)(ii);
3. **Aggregate Public Benefit Standard Exemption:** Economic development activities carried out under the strategy may, at the grantee's option, be exempt from aggregate public benefit standards, thus increasing a grantee's flexibility for program design as well as reducing record-keeping requirements related to the public benefit standard (24 CFR 570.209(b)(2)(v)(L) and (M); and
4. **Public Service Cap Exemption:** Public services carried out pursuant to the strategy by a Community Based Development Organization (CBDO) are exempt from the 15% public services cap (24 CFR 570.204(b)(2)(ii).

The following describes the NRSA boundaries, demographic criteria, the community consultation process, the housing and economic features of the neighborhoods, the economic empowerment strategy to be pursued in the area, and performance measurement benchmarks for evaluating the success of implemented programs.

II. Strategy Criteria

A. Boundaries

The proposed NRSA lies entirely within Census Tract 506 and consists of two distinct neighborhoods: College Park and Washington Terrace. Oakwood Avenue, an important east-west neighborhood street, traverses the study area. Washington Terrace, a unified development of 245 quads and triplexes, lies north of Oakwood Avenue in Block Group 1; College Park, a neighborhood of primarily single-family detached housing and cleared lots, lies south of Oakwood Avenue in Block Group 2. Together these two neighborhoods comprise the proposed NRSA, herein also described as "the study area." Appendix A contains two maps of the area.

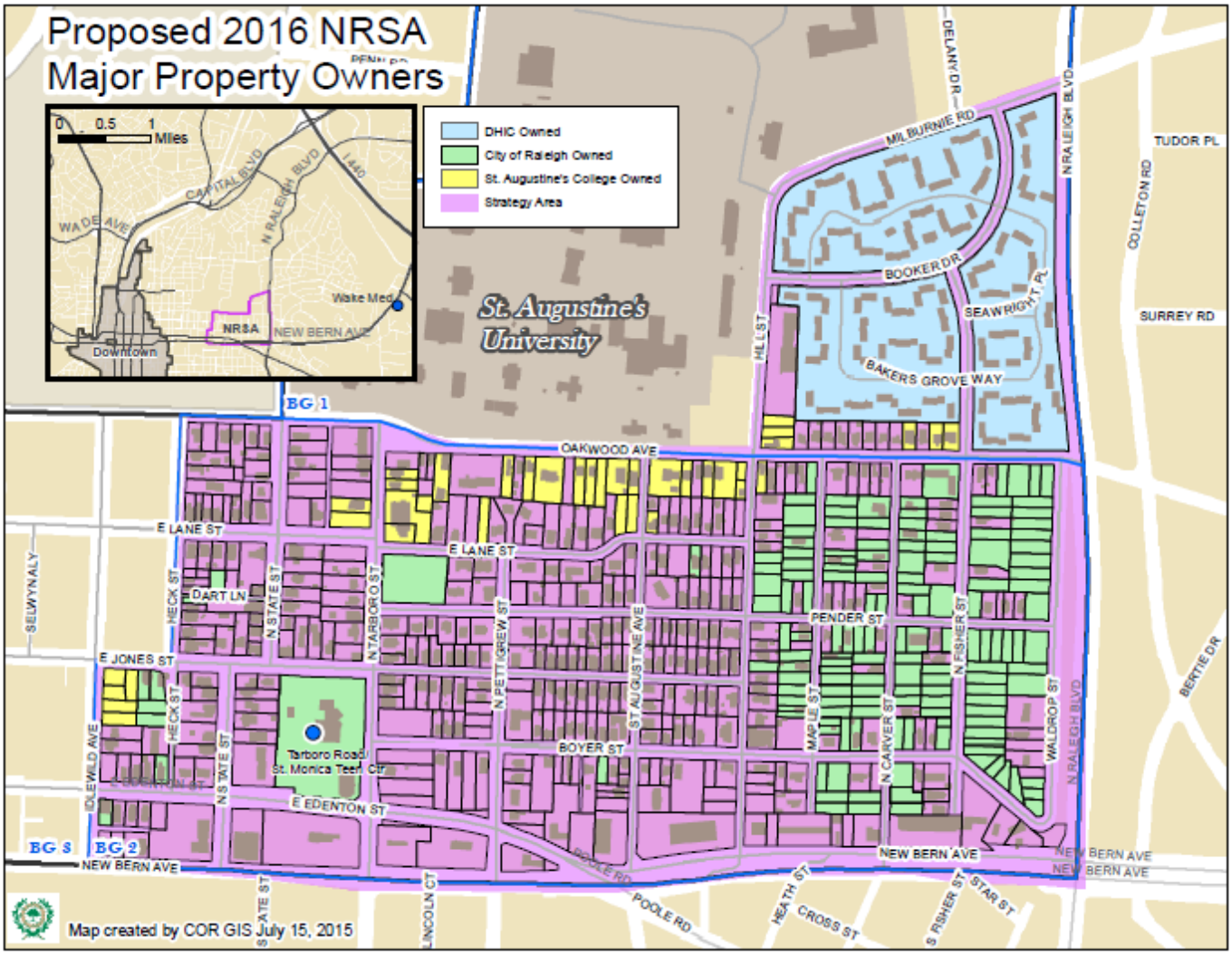
The boundaries of the study area are as follows: Raleigh Boulevard on the east, New Bern Avenue and Edenton Street on the south, Heck Street on the west, Oakwood Avenue on the north from Heck to Hill Street, then north on Hill Street which becomes Milburnie Road bending east until it meets Raleigh Blvd. The portion of the College Park neighborhood within the proposed NRSA covers approximately 105 acres and includes all of Block Group 2. Washington Terrace sits in the southeast corner of Block Group 1, sharing that block group with St. Augustine's University and Madonna Acres, a small neighborhood of single-family detached homes to the north of Milburnie. Washington Terrace covers approximately 25 acres. The study area encompasses a total of more than 130 acres.

The predominant land use in the study area is residential, with a few areas—on Hill Street north of Oakwood and on Tarboro at the corner with Oakwood—of small strip malls or small commercial retail structures. Zoning in the study area is predominantly Neighborhood Mixed Use (NX). Washington Terrace is zoned for greater density as are a few city blocks between Carver and Waldrop Streets south of Pender. Waldrop runs parallel with Raleigh Blvd and is separated from that busy arterial by a green, treed strip of City land and a blue line stream.

The area is bounded to the east by Raleigh Boulevard, a north-south, state-owned four lane divided arterial. New Bern Avenue, a major east-west, four lane arterial, forms the southern border of the study area until it becomes Edenton Street at the intersection with Poole Road. New Bern is a busy bus route between the downtown business district approximately a mile to the west, and WakeMed Hospital approximately three miles to the east. Along the section of New Bern Avenue, from St Augustine's Avenue on the west to Raleigh Boulevard on the east, lies a variety of commercial and retail developments. Some developments are considered by the neighborhood to be community assets, some less so. Most of these commercial establishments are aging and are land-locked on shallow lots that restrict possible expansions.

St. Augustine's University, a historically black liberal arts university, provides undergraduate and graduate school education and training for 1,200 students with a particular strength in applied health and medical science. The campus covers 105 acres. Through the years, many of its faculty and staff have lived in the surrounding neighborhoods, helping to build a stable community of homeowners and renters. More recently, though, these neighborhoods have been disrupted by disinvestment as long-time owners moved to other areas, existing houses became blighted, and criminal activity spread.

To the west of the study area lies the West Idlewild neighborhood, which had been the focus of redevelopment in the 2000s. These revitalized blocks of new single-family homes and apartments include, most recently, the Cooke Street Redevelopment, Phases 1 and 2, with acquisition, relocation, demolition, and new construction of housing; the rehabilitation of an apartment community; upgrades to water, sanitary sewer and storm water systems; new curbs, gutters and streets; and the creation of a link in the City's greenway system that now runs along Cooke Street connecting Oakwood Cemetery to the north with John Chavis Memorial Park to the south. The impact on census data of the revitalization of Cooke Street will be mentioned several times in this document due to its proximity to the study area and its positive influence on census data: BG3 of CT 506 includes the Cooke Street portion of West Idlewild and the eastern most portion of the Historic Oakwood neighborhood, an affluent community with both national and local historic district designation.



Census Tract 506 with Block Groups 1, 2, and 3

B. Demographic Criteria

Background

The geographic area of the proposed NRSA lies within Census Tract 506 Block Groups 1 and 2. HUD, using 2010 ACS data, determined that in those two block groups combined, 74 percent of households had incomes less than 80 percent of area median income (AMI). This exceeds the HUD requirement that an area be at least 70 percent LMI to qualify for NRSA designation but significantly undercounts the actual number of LMI households within the study area. The portion of the College Park neighborhood in the study area encompasses all of BG 2; in that block group, 86% of the households were LMI. In Washington Terrace, which occupies only a portion of BG1, DHIC surveyed those residents after they acquired the property and found that 98% had incomes less than 80% of AMI.

In this application, we have drawn most frequently from the 2009-2013 American Community Survey (ACS) 5-Year Estimate. When the data is available by block group, we combine BGs 1 and 2, which comprise "the study area." When data is only available at the census tract level, we provide data from CT 506. At the census tract level, however, negative trends are underestimated, since BG 3 of CT 506 includes the eastern blocks of the Historic Oakwood neighborhood, an affluent historic downtown neighborhood, as well as the blocks of the Cooke Street Redevelopment, Phases 1 and 2. This redevelopment project has stimulated private investment in the neighborhood.

The Study Area

Citywide, 20.4% of households have incomes below $25,000; in the study area, more than twice that percentage of households live on that income. While per capita income in Raleigh is $30,470, in the study area it is $8,729. However, in BG 2, the neighborhood south of Oakwood Avenue, per capita income for White alone households, a small portion of the resident households, is $45,988, more than 50% above the citywide median, indicating the beginning of private market homeownership interest in neighborhoods close to the downtown business district.

Household Income

	Study Area		City of Raleigh	
Household Income	**#**	**%**	**#**	**%**
Total households computed	***743***	***100%***	***162,573***	***100%***
< $24,999	332	*44.7%*	33,238	*20.4%*
$25,000 -- $49,999	255	*34.3%*	40,789	*25.1%*
$50,000 -- $74,999	95	*12.8%*	30,505	*18.7%*
$75,000 -- $99,999	38	*5.1%*	20,581	*12.7%*
$100,000 -- $124,999	8	*1.1%*	12,748	*7.8%*
$125,000 -- $149,999	15	*2.0%*	7,879	*4.8%*
> $150,000	0	*0%*	16,833	*10.3%*
Median household income	**$26,987**		**$54,448**	

Date source: Social Explorer, *2009-2013 ACS 5-Year Estimate*

Citywide, 29% of Raleigh's residents are African American. In the study area, 71% of its residents are African American. This percentage exceeds 50% minority, rendering the area an area of minority concentration according to Raleigh's Housing Location Policy. Under that Policy, family LIHTC projects are allowed in areas of concentration only when they are implementing components of a locally approved revitalization effort such as an NRSA plan or when they represent affordable housing replacement units.

Race / Ethnicity

	Study Area		City of Raleigh		Wake County	
	#	%	#	%	#	%
Total population	3,117	*100%*	414,530	*100%*	929,214	*100%*
White	705	*23%*	219,988	*53.1*	574,146	*61.8*
African American	2,228	*71%*	120,445	*29.1*	190,161	*20.5*
Amer. Indian/Alaskan Nat,			848	*0.2*	2,121	*0.2*
Asian	34	*1%*	17,862	*4.3*	51,652	*5.6*
Nat Hawaiian/ Pac Islander	19	*< 1%*	252	*0.1*	354	*0.0*
Some other Race			1,385	*0.3*	3,226	*0.4*
Two or more races	93	*3%*	7,152	*1.7*	16,538	*1.8*
Hispanic (of any race)	38	*1%*	46,598	*11.2*	91,016	*9.8*

Date source: Social Explorer, *2009-2013 ACS 5-Year Estimate*

Education has been the traditional vehicle to a better life while the lack of education presents barriers to advancement. In the study area, 16.3% of residents 25 years of age or older have not graduated from high school and only 7.7% have a Bachelor's degree. The figures for Raleigh as a whole are 10.6% and 31.6% respectively.

Educational Attainment

	Study Area		City of Raleigh	
Educational Attainment	#	%	#	%
Population 25 yrs and over	***1,172***	***100%***	***261,152***	***100%***
Less than High School	191	*16.3%*	26,024	*10.0%*
High School Grad (includes GED)	448	*38.2%*	42,748	*16.4%*
Some college	309	*26.4%*	68,445	*26.2%*
Bachelor's degree	90	*7.7%*	82,499	*31.6%*
Master's degree	111	*9.5%*	28,662	*11.0%*
Professional school degree	15	*1.3%*	7,288	*2.8%*
Doctorate degree	8	*0.7%*	5,486	*2.1%*

Date source: Social Explorer, *2009-2013 ACS 5-Year Estimate*

The 27.5% poverty rate for households in the study area is 2.3 times that of the City as a whole—11.8%. One factor that distinguishes the poverty in the study area from the city as a whole is that throughout the city poverty is distributed among several household types, including married couples. However, within the study area, according to the census, all households with income below the poverty line are female headed households: of the 27.5%, 20.4% include children, 7.1% do not. According to the Census Bureau, only 4.9% of the residents in the study area were married compared to 40.8% of all Raleigh's residents. Of all city households, 14.1% are single females, though in the study area that number jumps to 34.3%.

Marital Status For The Population 15 Years and Over

	Study Area		City of Raleigh	
	#	%	#	%
Population 15 Years and Over	**2,775**	***100%***	**162,573**	***100%***
Never Married	2,181	*78.6*	139,485	*42.0*
Now married (Not included Separated)	135	*4.9*	135,644	*40.8*
Separated	110	*4.0*	9,770	*2.9*
Widowed	160	*5.8*	13,046	*3.9*
Divorced	189	*6.8*	34,355	*10.3*

Date source: Social Explorer, *2009-2013 ACS 5-Year Estimate*

Households By Household Type				
	Study Area		City of Raleigh	
	#	%	#	%
Households	**743**	***100%***	**162,573**	***100%***
Family Households:	353	*47.5%*	92,681	*57.0%*
Married-couple Family	62	*8.3%*	62,853	*38.7%*
Other Family	291	*39.2%*	29,828	*18.4%*
Male householder, no wife present	36	*4.9%*	6,910	*4.3%*
Female Householder, no husband	255	*34.3%*	22,918	*14.1%*
Nonfamily Households	390	*52.5%*	69,892	*43.0%*
Male Householder	178	*24.0%*	32,260	*19.8%*
Female Householder	212	*28.5%*	37,632	*23.2%*
Date source: Social Explorer, *2009-2013 ACS 5-Year Estimate*				

The median age of the residents in the study area is 23, much younger than the median age of all Raleigh's residents, 32. While there is a smaller percentage of youth under 18 years of age in the study area than in the city as a whole, there is a much larger concentration of persons age 18-34 than in the city overall and fewer people in their prime working years of 35 to 64 years of age.

Age				
	Study Area		City of Raleigh	
Age ranges	**#**	**%**	**#**	**%**
Total population	***3,117***	***100%***	***414,530***	***100%***
Under 18 years	381	*12.2%*	96,281	*23.2%*
18 to 34 years	1,839	*59.0%*	131,766	*31.8%*
35 to 64 years	692	*22.2%*	150,838	*36.4%*
65 and over	205	*6.6%*	35,645	*8.6%*
Date source: Social Explorer, *2009-2013 ACS 5-Year Estimate*				

C. Consultation

Community participation is a critical component of the NRSA development process. A series of meetings were held to gather resident and stakeholder input on proposed development ideas. DHIC held several meetings for area residents focused on Washington Terrace with over 350 participants so far. Community Development held a public input meeting that focused on the needs of all project area residents related to programs for seniors, youth and other populations and ninety-nine persons participated (see Appendix B). Outreach to stakeholders was undertaken in small group settings for more detailed or technical discussions. DHIC has held a variety of such stakeholder meetings related to the master planning of Washington Terrace, attended by approximately 50 people in total. Meetings have also been held with St. Augustine's administrators. Ongoing community consultation will continue as the plan moves into the implementation phase.

Meetings were conducted according to the following schedule. Public comments received are included in Appendix B.

Consultation for NRSA Public and Stakeholder Input 2015			
Meeting Date	***Public or stakeholder mtg***	***Meeting location***	***# attending***
Feb 20, 2014	Washington Terrace Residents	Boy's Club	40
Feb 11	St. Augustine's	St. Augustine's	8
March 5	WT Resident meeting	Boy's Club	30
March 23	St. Augustine's	St. Augustine's	20
March 26	WT Public meeting	Tarboro Com. Center	120
May 19-21	WT Public input/design workshop	Washington Terrace	42
May 21	WT Public input/design workshop	Tarboro Com. Center	46
July 1	WT Public input/design workshop	Tarboro Com. Center	53
Aug 10	Public meeting	Tarboro Com. Center	99
Aug 12	St. Augustine's	St. Augustine's	4
Aug 25	Public Meeting	Tarboro Comm. Center	110
Sept 1	Public Hearing	City Council chambers	
Oct 6	Drop-In Session	Washington Terrace	10
Oct 8	Drop-In Session	Tarboro Comm. Center	6
Oct 13	Drop-In Session	Washington Terrace	5
Oct 15	Drop-In Session	Tarboro Comm. Center	4
Oct 15	Capital Area Workforce Dev.	Tarboro Comm. Center	14
Oct 20	NRSA Open House	Tarboro Comm. Center	20
Nov 3	Public Hearing	City Council Chambers	

D. Housing Market Analysis

The study area consists of two neighborhoods, both overwhelmingly residential. The housing types north of Oakwood Avenue are different than south of Oakwood. North of Oakwood, 51% of all units are triplexes or quads, all in the Washington Terrace neighborhood. South of Oakwood, in College Park, 78% are single-family detached. Vacancy is higher in College Park, where 64% of all vacancies are neither for rent nor sale, 17 percentage points greater than in the city as a whole (47%). As was mentioned previously, the City is the largest land owner south of Oakwood east of Hill Street while DHIC owns the Washington Terrace development north of Oakwood. This ownership will facilitate the revitalization of the NRSA.

Housing Units in Structure

	Study Area		City of Raleigh	
	#	%	#	%
Total Housing Units	819	*100%*	178,910	*100%*
1 unit	434	*53.0%*	107,571	*60.1%*
1, detached	418	*51.0%*	84,925	*47.5%*
1, attached	16	*2.0%*	22,646	*12.7%*
2	108	*13.2%*	3,887	*2.2%*
3 or 4	237	*28.9%*	9,009	*5.0%*
5 to 9	40	*4.9%*	15,965	*8.9%*
10 to 19	0	*0%*	21,516	*12.0%*
20 to 49	0	*0%*	10,955	*6.1%*
50 or more	0	*0%*	8,264	*4.6%*
Mobile home	0	*0%*	1,743	*1.0%*
Boat, RV, van, etc.	0	*0%*	0	*0%*

Date source: Social Explorer, *2009-2013 ACS 5-Year Estimate*

There are three important commercial areas along the edges of the study area that will be included in the revitalization strategies: (1) a small, deteriorated strip development on Hill Street just north of Oakwood Avenue; (2) small run-down retail structures clustered on Tarboro Street at the corner with Oakwood; and (3) a variety of commercial uses on the southern edge along New Bern Avenue, including the William Harrison Public Library, strip mall developments, a car wash, and a gas station at the corner of New Bern and Raleigh Blvd.

Within Raleigh as a whole, 53.6% of housing units are owner-occupied. In the NRSA area, only 30.3% are owner-occupied; 69.7% are rental. Many of the rentals have been owned by absentee landlords. In some cases, this has created blighting influences in the College Park neighborhood: conversions of single-family houses into rooming houses with rooms for rent by the week for cash; poor or no screening of tenants; poor or little property maintenance allowing progressive deterioration, etc. Given these conditions, many of these properties became housing of last result for people with few resources and fewer options. Most of the properties acquired in the past several years by the City have fit this description; once acquired, tenants were relocated to safe, decent, standard housing of their choice, and the blighted structures demolished. As of June 2015, the City owns approximately 134 parcels within the study area.

Raleigh has experienced rapid population growth since 1990 when its population was 207,951. Over the 1990s, Raleigh's population grew by 32.8% to 276,093 in the 2000 Census and by 46.3% in the 2000s to 403,892 in 2010. The number of housing units increased at a comparable pace: growth in housing units was 30% in the 1990s, from 92,643 in 1990 to 120,699 in 2000; and by 46% in the 2000s to 176,124 in 2010. According to the 2009-2013 ACS 5-Year Estimate, 29.5% of all Raleigh's housing units have been built since 2000, while in the study area only 6.8% have. The median year housing units were built in Raleigh is 1990; in the study area, it's 1940.

Housing Units by Year Built, 2013				
	Study Area		City of Raleigh	
Year Built	#	%	#	%
2010 or later	0	*0%*	1,850	*1.0%*
2000 to 2009	56	*6.8%*	50,982	*28.5%*
1990 to 1999	63	*7.7%*	37,444	*20.9%*
1980 to 1989	28	*3.4%*	33,984	*19.0%*
1970 to 1979	56	*6.8%*	20,093	*11.2%*
1960 to 1969	197	*24.1%*	15,172	*8.5%*
1959 or earlier	419	*51.2%*	19,385	*10.8%*
Total	819	*100%*	178,910	*100%*
Median Year Built	1960		1990	
Data source: 2009-2013 ACS; Partners for Economic Solutions, 2015				

Housing values reflect this lack of market interest: more than 72% of all owner-occupied housing in the study area is valued at less than $150,000. In the city as a whole, only 24.9% are valued less than $150,000.

Housing Value For All Owner-Occupied Housing Units				
	Study Area		City of Raleigh	
	#	%	#	%
Owner-occupied housing units	225	*100%*	87,076	*100%*
Less than $20,000	0	*0%*	1,249	*1.4%*
$20,000--$49,999	8	*3.5%*	511	*0.6%*
$50,000--$99,999	50	*22.2%*	3,434	*3.9%*
$100,000--$149,999	105	*46.6%*	16,530	*19.0%*
$150,000--$299,999	62	*27.5%*	42,331	*48.6%*
$300,000--$499,999	0	*0%*	15,457	*17.8%*
$500,000--$749,999	0	*0%*	4,916	*5.7%*
$750,000--$999,999	0	*0%*	1,685	*1.9%*
$1,000,000 or more	0	*0%*	963	*1.1%*
Median owner-occupied home value	*$127,300*		*$207,000*	
Date source: Social Explorer, *2009-2013 ACS 5-Year Estimate*				

The federal Department of Housing and Urban Development (HUD) considers homeowners and renters to be cost burdened when housing costs exceed 30 percent of household income. HUD considers it a severe housing cost burden when housing costs exceed 50 percent of household income. For homeowners, housing costs include mortgage, insurance, and taxes; for renters, it includes rent and utilities.

Housing Costs as % of Household Income in 2013				
	Study Area		City of Raleigh	
	#	%	#	%
Renter occupied housing units	**518**	***100%***	**75,497**	***100%***
< 30% of household income	208	*40.1%*	36,710	*48.6%*
30-49% of household income	111	*21.4%*	71,596	*23.3%*
50% or more of household income	199	*38.4%*	18,710	*24.8%*
Owner-Occupied Units	**183**	***100%***	**71,028**	***100%***
< 30% of household income	109	*59.6%*	50,201	*70.7%*
30-49% of household income	17	*9.2%*	13,886	*19.6%*
50% or more of household income	57	*31.1%*	6,753	*9.5%*
Date source: Social Explorer, *2009-2013 ACS 5-Year Estimate*				

Housing costs have been rising in Raleigh in response to population growth and market demand since the end of the Great Recession, particularly inside the Beltline, the US 440 limited access road that circles the downtown core and close-in neighborhoods. The closer to downtown, the greater the housing price rise. The study area lies approximately one mile east of the downtown business district. Almost 60 percent of renters within the study area are cost burdened, 38.4 percent severely cost burdened, much higher than the 25 percent of renters throughout Raleigh who are severely cost burdened.

Homeownership provides residents in the study area little defense against high housing costs: 31 percent of homeowners there are severely cost burdened. Citywide that number is 9.5 percent.

E. Economic Overview

As stated earlier, the poverty rate for households in the study area is 27.5%, 2.3 times the rate for Raleigh over all (11.8%). A much higher percentage of households in the study area receive some form of public assistance than in the city as a whole. Public assistance income includes general assistance and Temporary Assistance to Needy Families (TANF); it does not include Supplementary Security Income (SSI).

Households with Public Assistance Income and Households with Supplemental Security Income (SSI) 2013				
	Study Area		City of Raleigh	
	#	%	#	%
Households	**743**	***100%***	**162,573**	***100%***
With public assistance income	70	*9.4%*	1,950	*1.2%*
No public assistance income	643	*90.6%*	160,623	*98.8%*
With SSI	70	*9.4%*	4,752	*2.9%*
No SSI	623	*83.9%*	160,623	*98.8%*
Data source: 2009-2013 ACS; Partners for Economic Solutions, 2015				

The unemployment rate in the study area is almost two percentage points higher than throughout the city, but a finer grain analysis reveals complexity. The male unemployment rate in the study area (15.6%) is almost double the rate citywide for men (8.6%) while the female unemployment rate in the study area (5.7%) is considerably lower than the citywide rate for women (9.1%). This suggests that

men in the study area have a harder time finding work than men do throughout the city, while many female heads of household can find employment but the work they find pays low wages.

Unemployment Rate for Civilian Population in Labor Force 16 Years and Over: 2013				
	CT 506		City of Raleigh	
	#	%	#	%
Civilian Population in labor force 16 yrs and over				
Civilian population in labor force 16 yrs and over	**1,819**	***100%***	**231,052**	***100%***
Employed	1,627	*89.4%*	210,663	*91.2%*
Unemployed	192	*10.6%*	20,389	*8.8%*
Civilian Male in labor force 16 yrs and over	**920**	***100%***	**117,939**	***100%***
Employed	779	*84.7%*	107,793	*91.4%*
Unemployed	141	*15.3%*	10,146	*8.6%*
Civilian Female in labor force 16 yrs and over	**899**	***100%***	**113,113**	***100%***
Employed	848	*94.3%*	102,870	*90.9%*
Unemployed	51	*5.7%*	10,243	*9.1%*
White 16 yr olds and over in labor force	**559**	***100%***	**144,746**	***100%***
Employed	541	*96.8%*	135,226	*93.4%*
Unemployed	18	*3.2%*	9,520	*6.6%*
Black or African Amer. 16 yr olds and over in labor force	**1,138**	***100%***	**64,529**	***100%***
Employed	977	*85.9%*	55,474	*86.0%*
Unemployed	161	*14.2%*	9,055	*14.0%*
Date source: Social Explorer, *2009-2013 ACS 5-Year Estimate*				

Reviewing changes in the broader economy since 2000, the total number of employed persons in Raleigh has grown by almost 37%. The only industries with fewer workers are agriculture and information. This suggests a strong, diversified economy overall.

Industry By Occupation For Employed Civilian Population16 Years and Over City of Raleigh				
	2000	**2013**	**Change 2000-2013**	
	#	**#**	**#**	**%**
Total employed civilian Population 16 yrs and over	**154,114**	**210,663**	***56,549***	***37%***
Agriculture, forestry, fishing and hunting, and mining	618	482	*-136*	*-22%*
Construction	10,426	11,941	*1,515*	*15%*
Manufacturing	15,620	16,673	*1,053*	*7%*
Wholesale trade	4,698	5,024	*326*	*7%*
Retail trade	16,994	22,812	*5,818*	*34%*
Transportation and warehousing, and utilities	5,673	7,190	*1,517*	*27%*
Information	6,961	5,477	*-1,484*	*-21%*
Finance and insurance, and real estate and rental and leasing	11,512	15,075	*3,563*	*31%*
Professional, scientific, and management, and administrative and waste management services	23,487	35,730	*12,243*	*52%*
Educational services, and health care and social assistance	28,917	46,662	*17,745*	*61%*
Arts, entertainment, and recreation, and accommodation and food services	13,795	22,035	*8,240*	*60%*
Other services except public administration	6,528	10,309	*3,781*	*58%*
Public administration	8,885	11,253	*2,368*	*27%*

The experience in the study area contrasts sharply with the city as a whole. The total number of employed persons in the study area actually declined between 2000 and 2013 by 167 persons or 9.3%. The decline in employed persons occurred in every industry but two: 1) educational, health care and social services; and 2) public administration. Some of this reduction in the number of employed can be attributed to the City's acquisition of blighted property and relocation of tenants to decent housing of their choosing. But it also indicates people's choice not to move to the neighborhood.

Industry By Occupation For Employed Civilian Population16 Years and Over Census Tract 506				
	2000	2013	Change 2000-2013	
	#	#	#	%
Total employed civilian Population 16 yrs and over	**1,794**	**1,627**	***167***	***-9%***
Agriculture, forestry, fishing and hunting, and mining	0	0	*0*	*0.0*
Construction	126	53	*-73*	*-58%*
Manufacturing	80	77	*-3*	*-4%*
Wholesale trade	52	0	*-52*	*-100%*
Retail trade	237	209	*-28*	*-12%*
Transportation and warehousing, and utilities	84	60	*-24*	*-3%*
Information	57	17	*-40*	*-71%*
Finance and insurance, and real estate and rental and leasing	113	16	*-97*	*-86%*
Professional, scientific, and management, and administrative and waste management services	213	187	*-26*	*-12%*
Educational services, and health care and social assistance	384	571	*187*	*49%*
Arts, entertainment, and recreation, and accommodation and food services	340	278	*-62*	*-18%*
Other services except public administration	90	77	*-13*	*-14%*
Public administration	18	82	*64*	*355%*
Date source: Social Explorer, 2005-2009 ACS 5-Yr Estimates and *2009-2013 ACS 5-Year Estimate*				

In the study area, the commute for 56.2% of persons was under 20 minutes in 2013, while citywide, that number is 45.2%. Within the study area, 12.4% use public transportation, while citywide only 2.4% use public transportation to get to work. Within the study area, 12.9% either walked or bicycled to work; citywide, only 2.7% use those options. The walkable nature of the study area is clearly an asset that NRSA revitalization activities will build upon.

III. Economic Empowerment Strategy

The City of Raleigh's economic empowerment strategy for the NRSA has numerous components. A major objective is the creation of mixed-income housing opportunities for both homeowners and renters. Achieving diversity is also a valued objective. In preparation for vertical construction of both residential types, significant site preparation and/or infrastructure improvements will be required. Within East College Park, improvements will primarily include the replacement of water, sewer and stormwater lines in a portion of that area. The possible extension of Boyer and/or Pender Streets to connect directly with Raleigh Boulevard to create right turn in and right turn out connectivity will also be evaluated. On the Washington Terrace site, the existing suburban street pattern will be replaced with an urban grid, necessitating all new infrastructure to create six development blocks. In addition, the City had a $75 Million transportation bond approved in October, 2013 that allocates $4 Million of the bond money towards recommendations in the New Bern Avenue Corridor Study project from Tarboro to Sunnybrook by WakeMed Hospital. One of the two projects on New Bern Avenue will directly affect the southern boundary of College Park: widening sidewalks to 14 feet from Tarboro to

Raleigh Blvd. The other project, from Raleigh Blvd. to Sunnybrook, is to widen New Bern for bike lines and a future fixed guideway system and add sidewalks the length of the route.

It is anticipated that several hundred persons will be employed in construction and construction related jobs associated with the site prep/infrastructure and residential construction over the eight year span of the NRSA scheduled time period.

Site prep and infrastructure contracts will be subject to 15% Women-Owned and Minority Business participation goals. Such contracts funded in whole or in part with federal funds will also be subject to Section 3. Given the high unemployment in the area (and among males in particular), if new hires are required, every effort will be made to fill those jobs with LMI residents, including the development of a Section 3 Plan with a Housing & Neighborhood staff assigned to manage its implementation.

As a matter of HUD compliance, not less than 51% of the new residential units constructed on City-owned sites in East College Park will be reserved for LMI households. However, as a matter of local policy, Council has directed staff to achieve a 60% LMI benefit.

Homebuyer education and City and NCHFA homebuyer assistance will be provided to make possible the wealth-building that comes with homeownership. While the focus in East College Park will be on homeownership, smaller scale rental development on City-owned sites will be evaluated.

Given the high percentage of low income and cost burdened homeowners in East College Park, providing repair and rehabilitation assistance to those in need will also be a priority. Opportunities to reduce utility bills through energy efficiency improvements will be incorporated into rehabilitation efforts.

More detailed assessments are planned to better understand the very high unemployment rate among males in the neighborhood and to identify barriers to gainful employment. From this assessment, a determination can be made as to whether linkages to existing programs and resources need to be enhanced or if there are new programs and tools that need to be created. Housing & Neighborhoods' Community Enhancement Grant program, using CDBG funds could be used to support such efforts tailored to the NRSA neighborhoods.

Outreach to the community identified the desire for expanded programmatic offerings benefitting youth and seniors. Specific suggestions targeting seniors include expanded programming at the Tarboro Community Center, enhanced transit options, health and wellness classes and computer training. For youth, specific suggestions included mentoring, job/vocational prep and tapping into the resource represented by retired educators who live in the neighborhood.

An economic development assessment was completed as a part of a larger market study. The assessment found that excluding New Bern Avenue and the additional demand created by drive-by traffic, there is only modest demand for neighborhood based commercial or retail. Even with the full build out of Washington Terrace and vacant land owned by the City, the neighborhood will be able to support about 1,600 square feet in restaurant/café space and about 1,900 square feet in convenience retail space. The existing Washington Terrace Shopping Center and the small retail district at Tarboro Street and Oakwood Avenue already have combined square footages greatly exceeding those levels. Interior to the NRSA therefore, the opportunities are primarily in the realm

of improving what currently exists vs. any expansions. Opportunities do exist however along New Bern Avenue. It should also be noted that alternatives for enhancing the Tarboro Street streetscape and at least some sections of the Oakwood Avenue will be evaluated.

Two significant neighborhood assets are the Tarboro Community Center and the Saint Monica Teen Center. The Teen Center serves 13-19 year old teens who are enrolled in middle or high school. Programmatic offering include homework assistance, a teen advisory board, interview skills and fitness and healthy living. In addition to recreational opportunities that include tennis, basketball, a picnic shelter, and a playground, the Tarboro Community Center houses after school programs, meeting rooms, a teen lounge, technology room, a fitness and dance room and a multipurpose kitchenette. Additionally, the Community Center is a Summer Youth employment site.

IV. Performance Measurement Benchmarks

This section establishes benchmarks for the activities presented in this plan. In accordance with the Department of Housing and Urban Development (HUD) regulations, the City will report its accomplishments against its benchmarks in the Integrated Disbursement and Information System (IDIS). The City will also identify in its Annual Action Plan the benchmarks it expects to achieve for that program year. Additionally, the City will report its progress at the end of each program year in its Consolidated Annual Performance and Evaluation Report (CAPER). Over the eight year period of the strategy, the City will work to accomplish the following benchmarks.

New residential unit creation is based on the projected build out of Washington Terrace and City-owned parcels and not on specific development plans. Incremental development plans will be finalized as the project moves through the implementation phases.

GOAL 1: Infrastructure Improvements

Benchmarks

1.1 Install public infrastructure necessary to serve mixed-income development in East College Park (water, sanitary sewer, and stormwater).

1.2 Install the public infrastructure necessary to serve mixed-income development in Washington Terrace (water, sanitary sewer, and stormwater) including street realignment.

1.3 Install new sidewalk on Oakwood Avenue from Heck to Raleigh Blvd.

1.4 Provide and/or upgrade natural gas service to East College Park.

GOAL 2: Residential Development

Benchmarks

2.1 Construct 320 new rental units.

2.2 Construct 195 new homeownership units.

2.3 Provide not less than 30 rehab loans to assist aging-in-place, reduce energy costs, and make other home improvements for existing homeowners with incomes less than 80% of AMI.

GOAL 3: Economic and Human Capital Development

Benchmarks

3.1 Employ not less than 500 persons in construction and construction related activities.

3.2 Continue the City's Summer Youth Employment Program at St. Monica's Youth Center and/or Tarboro Community Center.

3.3 Provide not less than 75 potential homebuyers with homebuyer education and training.

3.4 Create a Section 3 Plan, designate a Section 3 Coordinator, and actively promote and encourage Section 3 hires.

3.5 Achieve at least 10 Section 3 hires associated with construction activities in the neighborhoods.

3.6 Achieve not less than 15% participation by Minority and Women owned Business Enterprises in site prep/infrastructure and multi-family construction projects.

3.7 Construct childcare facility on the Washington Terrace site serving approximately 80-100 children, infant to pre-Kindergarten.

V. Schedule

2025 Updated Schedule for Revised 2016 NRSA Plan

July 1, 2025 —June 30, 2026

- Identify additional funding to continue project and seek Council approval

July 1, 2026 —June 30, 2027

- ECP: Site 3 - Build and sell 6 townhomes
- ECP: Site 4 - Build and sell 6 townhouses

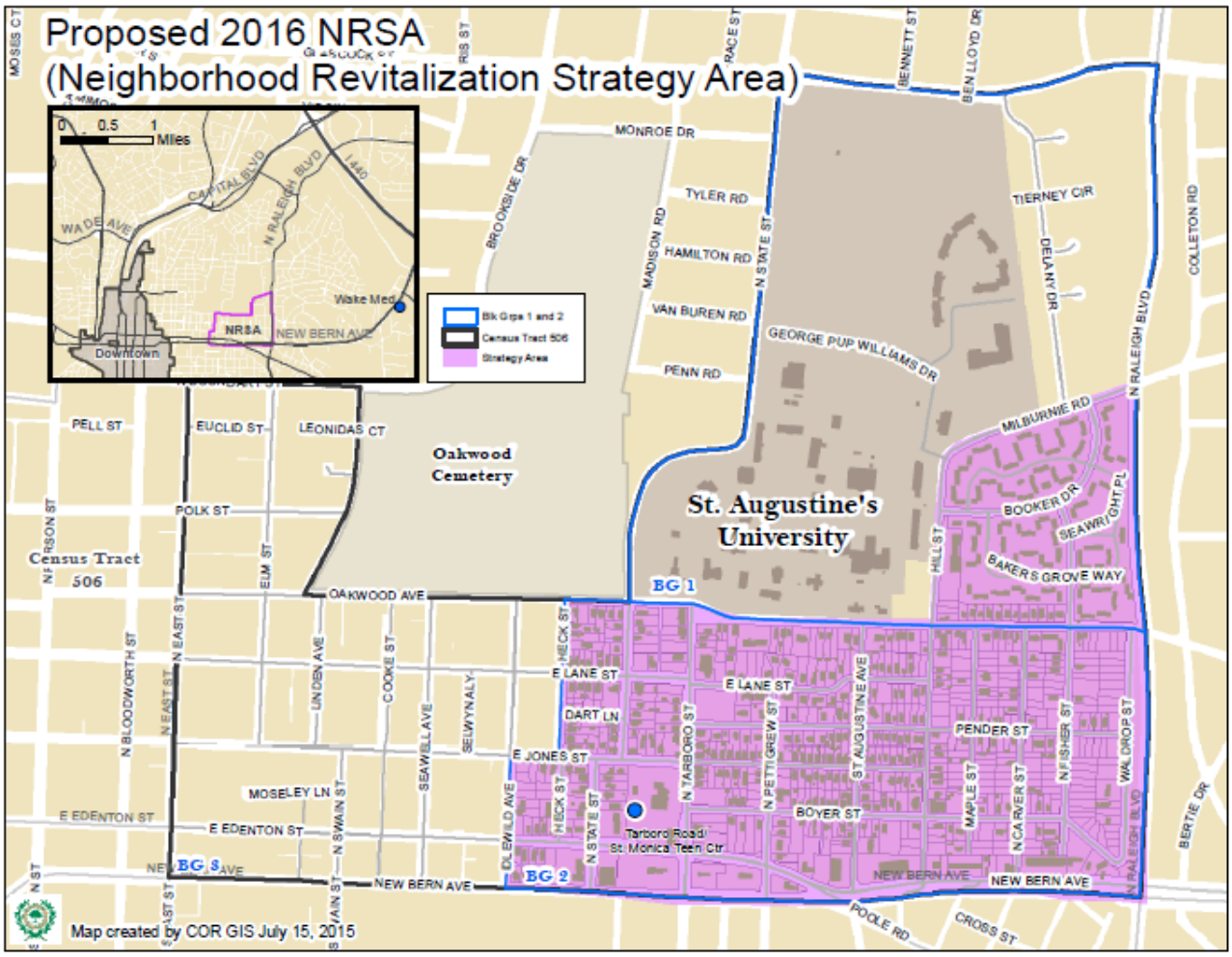
July 1, 2027 —June 30, 2028

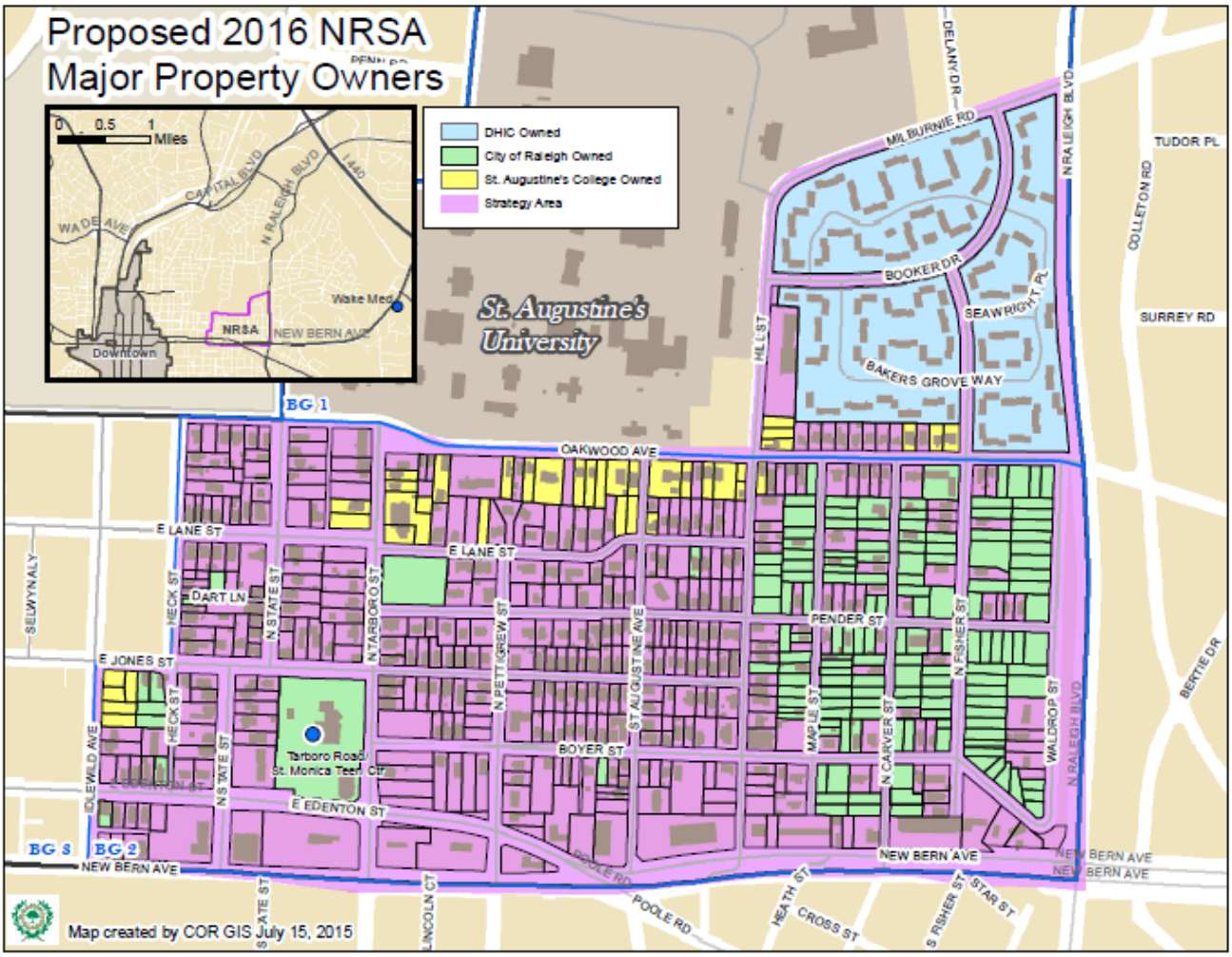
- ECP: Site 1 – Build and sell 10 townhomes

July 1, 2028 —June 30, 2029

- ECP: Site 1 – Build and sell 17 townhomes
- ECP: Site 5 - Build and sell townhomes
- ECP: Final layer of asphalt on ECP streets

APPENDIX A: NRSA Maps




Proposed 2016 NRSA
Major Property Owners
DHIC Owned
City of Raleigh Owned
St. Augustine's College Owned
Strategy Area
St. Augustine's University
Tarboro Road St. Monica Teen Ctr
BG 1
BG 2
BG 3
OAKWOOD AVE
E LANE ST
E DART LN
E JONES ST
E EDENTON ST
NEW BERN AVE
BOYER ST
PENDER ST
MILBURNIE RD
BOOKER DR
SEAWRIGHT PL
BAKERS GROVE WAY
DELANY DR
TUDOR PL
SURREY RD
COLLETON RD
BERTIE DR
HILL ST
SELWYN ALY
HECK ST
N STATE ST
N TARBORO ST
N PETTIGREW ST
ST AUGUSTINE AVE
MAPLE ST
N CARVER ST
N FISHER ST
WALDROP ST
N RALEIGH BLVD
OLEWILD AVE
S STATE ST
LINCOLN CT
POOLE RD
HEATH ST
CROSS ST
S FISHER ST
STAR ST
Map created by COR GIS July 15, 2015

APPENDIX B: NRSA Public engagement process

Summary of 8/10/15 City of Raleigh Housing and Neighborhoods Department Meeting at Tarboro Community Center on NRSA Needs by Topic

Programming

Seniors

- Computer training
- Health and Wellness classes: healthy food and meals, medical issues
- Bingo
- Exercise (ex- bowling, swimming) and use community center during day
- Bible Study

Non Direct Programing Suggestions for Seniors:

- Transportation: improvement, access to services, improve sidewalks
- Age in place- design housing for seniors

Youth

- Mentoring (especially for underperforming students)
- Job/Vocational Prep
    - Construction Apprenticeship Program (Vernon Malone Career Center)
    - Develop Industrial Cooperative Training (internships, distributive education)
    - Jobs for Life Program- teach how to apply for jobs
- College Prep: help with process and finding higher Ed
- Arts: plays, composition, poetry, etc.
- Partnerships: churches and Richard B. Harrison library to provide space, bring in university students and staff to teach skills, retired educators in neighborhood can teach
- Activities to keep teens off of street (curfew)

Adults/General

- Money Investment classes (i.e. real estate, etc.)
- Parenting Education Classes
- Job opportunity postings
- Adult training
- Second Chance Programs- reintegration of felons

Safety

- Safer Neighborhood
    - Drug-free (people come to buy drugs)
    - Better lighting
    - No loitering in skate park
- Crime Prevention Programming
- Road Improvements

Housing and Improving Homes

- Housing for low-and moderate-income residents
- Work with Housing Committee
- Housing Weatherization

Homeowner

- Mortgage Counseling Education Classes
- Home repair
    - Low (preferably zero) interest rates for loans
    - Grants
- Tool Borrowing Program
- Need homebuyer information (i.e. loans, budgeting, rates, etc)

Rental

- Removal of slum rental
- Code enforcement on rental housing
- Need renter information (i.e. renter rights, etc.)
- Concern about rooming houses

Businesses and Neighborhood Amenities

Businesses/Commercial

- More/better grocery stores (full service), laundromats, and restaurants
    - Enforce ALE 50% Alcohol/Grocery ratio
- Rehab of existing shopping center
- Opportunities for development and rehab of small businesses
- Business owners: from neighborhood and more minority
    - Education Resource: SundayStacks.com

Neighborhood Infrastructure and Amenities

- Need outdoor basketball court
- Programming by Parks and Rec in neighborhood
- Upgrade Library
- Bus- more stops and more frequent bus routes
- Sidewalks- more and in better condition

Questions and Concerns

- Don't let people get pushed from homes by developers
- Where are the jobs coming from?
- When will Agnes Blg Revitalization occur?
- No relationship with employment and building of new property
- What is affordable housing in the City's definition?
    - Is this gain or loss for the residents?
- What is going to be required of the existing homes?
    - Will the existing homes have to be brought up to the newer city codes?
- Will property taxes increase more?

- How many rooming houses can be on a block?
- Are the organizations that will rehab homes for existing home owners? That will not require a loan?

Process Specific

- Draft needs to be simpler: too high level and confusing
    - Clarity of Services offered
- Role of SAU/Community Groups/Volunteers?
- What are the start dates? When will solutions be implemented?
- What problems already exist?
- Community Outreach for moving forward
    - Communication: Mail, Flyers, Robo Calls, Social Media, Mass media, radio, TV
- Community Input for leadership of projects
- Please have well defined agenda for Sept 1

DHIC Washington Terrace Public Input Summary
August 13, 2015

During DHIC's civic engagement process, Washington Terrace residents, stakeholders, and the community at-large were asked to share feedback and impressions about the current condition of Washington Terrace and the surrounding area. Strengths recorded included the history of the neighborhood and sense of community; location to downtown and other essential services; easy access to public transportation and travel corridors; presence of St. Augustine's University and nearby residential neighborhoods such as Madonna Acres; and the affordability of current housing. Also, participant saw having service partners such as the Boys & Girls Club and businesses such as White's Barbershop as valuable assets in the community.

Noted as weaknesses, participants agreed that the nearby commercial shopping center was an eyesore to the community and was in need of major physical improvements. Also, the commercial strip invited loitering and other activities that contributed negatively to the perception of the neighborhood. Washington Terrace residents also reported on the lack of energy efficient appliances and extremely high electric bills due to poor insulation and aged heating and cooling systems. Residents also noted as weaknesses the limited use of laundry facilities; poor lighting and street drainage; lack of sidewalks and connectivity; and the unsafe flow of traffic caused by current street layout. Additionally, overwhelming concern was expressed about the potential loss of affordable housing for current Washington Terrace residents.

Common themes for opportunities included construction of quality and energy efficient housing that remained affordable to current Washington Terrace residents; incorporation of washer and dryer hook-ups in units; improved landscaping and property lighting; expansion of community club house to accommodate more seniors and youth programming; the provision

for playgrounds, open space and community gardens; the presence of an on-site early childhood education facility; and opportunities for homeownership. Also expressed was the opportunity to improve the nearby commercial center to attract new neighborhood businesses and services that better meet the needs of residents and the college student population.

As the master planning process advanced and design themes emerged, Washington Terrace residents and the community were presented with three formal opportunities to further engage in the planning process and offer additional feedback about preliminary design concepts. Participants emphasized the importance of housing affordability and the historic significance of the neighborhood. It was also agreed that design principles should create a safe and connected network for pedestrians, vehicular traffic and bicycles; building structures should front streets and should provide a more aesthetically pleasing environment; and parking and servicing should be accessibly located to the rear of the buildings. Also, residents commented that a healthy and active community could be achieved by creating a safe and well- defined open space that would be centrally located and designed for use by all ages. Additionally, on-site supporting uses to include child care, primary school and health care facility were tested and discussed. It was the general consensus that a health care facility was not a priority due to the availability of other primary care facilities in the area and that a child care facility and elementary school could be an asset if appropriately situated on the site and if concerns related to safety and traffic were addressed.

The final master plan will be presented to the community in October after which DHIC will continue its efforts to keep the community apprised of its progress and planning efforts to deliver quality, safe, and affordable housing to deserving seniors, families and individuals in the Washington Terrace community.

Washington Terrace Master Planning Civic Engagement Schedule:

Community Input/Design Workshops	3/26/15	5/19-21	5/21/15	7/1/15
Washington Terrace Residents	50	20	15	21
Non - WT Residents	70	22	31	32
Total:	**120**	**42**	**46**	**53**

Washington Terrace Resident Meetings	2/20/14	3/5/15	8/20/2015
Total:	**40**	**30**	**scheduled**

Stakeholder Interviews	Thru June 2015
Total:	**48**

Summary of 8/25/15 City of Raleigh Housing and Neighborhoods Department Meeting at Tarboro Community Center on draft 2016 NRSA Plan

People in attendance: approximately 110
Staff in attendance: approximately 12

Comments made prior to the Q&A Session on Housing Rehabilitation

I am opposed to this strategy area plan

The City "gerrymandered" the Census Tract to create the NRSA

Comment about the Pender/Waldrop cut through requiring the City to acquire and demolish occupied houses on Pender Street

This Plan benefits the City, not the residents

Demanded we pull this from the September 1Council agenda

Recommendation to create a neighborhood task force

Comments about Genesis and Founders Row developments created in the City in the 1990s,

Questions and Answers from the meeting

- **What is the rush for having the public hearing September 1st? The UDO hasn't been passed yet. Why the rush?**

This is mostly to aid DHIC in its remake of the Washington Terrace site (see answer below).

- **We don't want to prevent Washington Terrace from going forward. Why not make Washington Terrace the NRSA and leave off College Park?**

Mostly the NRSA is to steer the City's expenditure of federal Community Development Block Grant (CDBG) funds and that spending has gone on and will go on in College Park. Most of the anticipated spending on the WT site is non-CDBG. Also, state housing tax credits are more accessible to DHIC if WT is part of a larger City-driven revitalization strategy.

- **Where do the funds come from that are used for rehab?**

Currently, the program is funded with federal HOME funds as well as local affordable housing bond funds.

- **Can you pick your own contractor?**

The home owner is ultimately responsible for selecting the contract. The contract is between the home owner and the contractor. The City prepares a set of rehab specification that is put out to bid and any contractor that is licensed in the state is allowed to bid including any contactor that the home owner chooses to invite. The City does provide the home owner a

list of contractors that have successfully completed rehabs with the program but that does not mean that the home owner has to pick form that list.

- **What if the homeowner dies?**

The loan becomes the responsibility of the heir(s). The death of the homeowner triggers the loan to become due and payable, which means that the heir(s) becomes responsible for either paying off the loan (by either selling the home or refinancing the loan with another lender) or making arrangements with the City to repay the loan or defer payments. Every effort is made to enter into a payment arrangement with a willing heir.

- **Will the heir take on the debt?**

Yes. As stated above, the loan becomes the responsibility of the heir upon the homeowner's death.

- **Does the heir have to live in the house to maintain the benefit of the zero interest loan?**

Yes. And has to meet the same income restrictions as the homeowner (household income cannot exceed 50% of the area median income, adjusted for household size – currently, those limits are $27,600 for a 1-person household and $39,400 for a 4-person household)

- **Three homeowners I know had rehab done to their homes, the City picked the contractors and they're all unhappy. One had to spend $1,500 to correct what the contractor did.**

City Staff: "How long ago did this happen?"
Reply: "A few years back."
City staff: "Could you provide the addresses of these homes or the names of the property owner?"
Reply: "The home owners choose to be anonymous."
City staff: "Five years ago the City ended the contract with the agency that was responsible for the elderly rehab program. All rehabs are now being done in-house, so that we could manage the quality of the work being performed."

- **The City should reduce the number of years the homeowner has to stay in the home.**

This suggestion will be taken into consideration.

- **Can the homeowner also be the contractor for the rehab work done on their house?**

No, all work has to be performed by a Licensed General Contractor.

- **Does the City get Rural Development funds?**

No. The City receives federal Home Investment Partnership (HOME) funds and federal Community Development Block Grant (CDBG) funds. Cities the size of Raleigh have populations in excess of the limit to access Rural Development funding.

- **Does the City's rehab program mirror the County's rehab program? I had a bad experience with the County. Two family members each had issues with the contractor and the County couldn't get them to complete the work. I had to step in to make sure it got done.**

The City has its own rehab program.

- **I am an heir. Where can I find what I need to do with the house so Code Enforcement doesn't cite me and take the house? Where can I learn what standards the plan is going to set so I can know what the rules are?**

There is no list of building standards being proposed for the NRSA (just the same building code as other areas of the City).

- **How much money will be available to me to do the work that needs to be done? How is the value of the house determined?**

The current guidelines state that there has to be enough equity in the property to support the estimated cost of the work that needs to be done. For instance, if the estimated cost of the work that needs to be done is $50,000, then there has to be at least $50,000 in equity (the value of the house less the amount owed on the house). House value is determined by either tax value or appraised value, whichever is greater.

- **Will I be responsible for the contractor's work?**

The City has a Rehab coordinator who is responsible for approving work prior to submitting request for payment at every stage of the project. Prior to final approval the rehab coordinator, the home owner and the contractor performs a final walk-through to ensure that all punch list items have been addressed to the satisfaction of the home owner. The rehab coordinator has to review the specification to ensure that all items in the scope of work have been completed before submitting the final draw to be processed.

- **What about businesses and churches? Can rehab funds be applied to churches?**

Another Department in the City is developing new business assistance programs but these are still in development. The City needs to be cautious with the separation of Church and State. Some churches have a mission driven CDC / nonprofit arm that may be able to tap into funds to provide programs, if there is no "religious test" for receiving benefits.

- **Can preference be given to workers and contractors that are from the area?**

First we must define AREA. We cannot limit resources to a specific area. There may not be enough qualified contractors in a given area to support /meet the need or volume of work. This could also affect production. We try to limit the number of jobs that one contractor could perform simultaneously given the nature of rehab work in general.

- **How can you have a plan without churches, which are the heart of the community?**

The City sees NRSA churches as stakeholders and has no intention of excluding any stakeholder.

- **People have had problems with contractors in the past. How can people know how to select the right one?**

The City prepares a set of specification for the repairs. The specifications are advertised for bids. The home owner could also invite anyone they choose to attend the pre-bid. Ultimately it is up to the home owner to do some research on the contractors who submit a bid to perform the work.

- **How many contractors are on the City's list of rehab contractors?**

There are about sixteen contractors on the list that is provided to the home owner, all of who have successfully completed projects in the past.

- **Comment: Rule of thumb, never give a contractor up front before any work is done; if you do, it's on you.**

- **How does the loan work if you don't live in the house?**

Funds are available to assist owners who rent their homes to low- to moderate-income individuals/families.

- **Can you get a loan to rehab a house that you plan to rent? How would that work?**

Funds are available to assist owners who rent their homes to low- to moderate-income individuals/families.

- **Comment: The train has left the station. It's important to live in your property. In ten years, this neighborhood is going to be very different than it is now. If you own a house here, you need to get it up to code now, so you can keep it in the family. Keep it for your children and your grandchildren.**

- **Comment: I don't have a problem with the train leaving the station but I don't want to just be a passenger. We want to be conductors driving it!**

- **What's wrong with keeping the house in the family and letting your children there if you need to move? How would that affect the loan terms?**

The City does have a process to accommodate that in certain cases, where the adult child(ren) would have to qualify to assume the loan.

- **Do you have to be 65 years old to get a rehab loan?**

No. Currently, there is no age requirement.

- **Is there a reason why the City does so few rehab loans each year?**

There are a variety of issues: homeowner's credit, the condition of the house, etc. We are currently evaluating this situation.

- **You have these existing programs already. How will having an NRSA impact those programs?**

Job creation, additional public services, and mixed income housing are the types of investments more easily made with federal funds by a City only in an NRSA.

- **We don't want to be obstructionist. I'm from Grace church, we had a plan 10 years ago at the urging of the City, we've talked to everyone but we've had no contact from the City regarding this plan. I'm not sure our voice is being heard but feel like we're being patronized. We pay taxes, we vote but we're excluded from the plan, we want to be considered partners and no excluded, this is not our first meeting.**

This meeting is one of many in which the City intends to engage all stakeholders moving forward. No one is excluded.

- **Does the City base rehab amount available on tax value?**

Tax value or appraised value, whichever is greater.

- **What is your process for feedback to us here and the community?**

Throughout the fall City staff will be providing updates on the NRSA and announcements will be made through mailings, e-mails, flyers, the City web site, etc.

- **When you meet with Council September 1st, will you say that the community wants to postpone this plan or will staff not say that?**

[H&N Director recommended to City Council on September 1 to continue the public hearing November 3 to provide more opportunity for public input.]

- **Could you explain what "limited rehab" is?**

Funds are available to homeowners whose homes need repairs that pose a threat to the occupant's health or safety. The maximum loan amount is $7,500. The interest rate is 0%, and no payments are required as long as the owner stays in the home for five years, at which time the loan is forgiven.

September 1, 2015 Public Hearing at City Council Meeting

The City Council of the City of Raleigh met in a regular reconvened session at 7:00 p.m. on Tuesday, September 1, 2015 in the City Council Chamber, Room 201 of the Raleigh Municipal Building, Avery C. Upchurch Government Complex, 222 W. Hargett Street, Raleigh, North Carolina, with all Council members present.

Mayor McFarlane called the meeting to order and the following items were discussed with action taken and shown.

MATTERS SCHEDULED FOR PUBLIC HEARING

. . . . . .

NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN – HEARING – CONTINUED UNTIL NOVEMBER 3, 2015

This is a hearing before the City Council to provide citizens opportunity to comment on the Neighborhood Revitalization Strategy Area Plan (NRSA) prior to submittal to the U.S. Department of Housing and Urban Development.

The subject area of the proposed NRSA has suffered from poverty, housing deterioration, and failing infrastructure while much of the nearby downtown core has flourished. In an effort to address these issues, the Housing and Neighborhoods department has proposed an NRSA designation from the federal Department of Housing and Urban Development (HUD). The neighborhoods within the proposed NRSA are portions of the College Park and Washington Terrace areas near St. Augustine's University. The purpose of NRSA designation is to provide guidance on infrastructure improvements, mixed-income residential development, and economic development opportunities within the target area over an eight-year period from 2016 to - 2024. Funding sources for plan implementation include public (federal, state, and local) as well as private sources. A copy of the updated draft NRSA plan was included with the agenda packet.

Two public meetings have been convened in the community to date, August 10 and August 25. Based upon comments and feedback from the community meetings, staff has determined that additional public outreach and information dissemination is the best course of action at this time. When Council opens the hearing, staff will recommend the hearing be continued to the 7:00 p.m. session of the November 3, 2015 Council meeting to allow for additional outreach.

City Manager Hall stated he would like for the Council to receive a brief presentation but would suggest that the Council hold the hearing over to November 3. He stated however if people are present and they wish to speak it would be good to allow that but hold the meeting over.

Housing and Neighborhoods Director Larry Jarvis gave a brief overview and talked about the City of Raleigh's strategic plan as it relates to safe, vibrant and healthy communities. Objective 2 talks about preserving and increasing the supply of housing for all income groups including those with supportive service needs. Objective 3 talks about endorsing targeted redevelopment through walkable, mixed-use and mixed income neighborhoods.

Mr. Jarvis talked about the relationship of the Neighborhood Revitalization Strategy Plan and the link to the City's strategic plan pointing out the NRSA designation allows for mixed income homeownership development on sites acquired with Federal funds. An approved NRSA makes it possible for groups like DHIC to apply for low income housing tax credits to develop affordable housing for seniors similar to what they hope to do in the Washington Terrace second phrase. He presented a map showing the proposed 2016 NRSA major property owners including DHIC, City of Raleigh, St. Augustine's University and the strategy area in general. He pointed out the City of Raleigh owns a number of properties that were purchased with CDBG fund which carry income restrictions. He talked about how the NRSA if adopted would lift some of those restrictions. He talked about the City's 130 plus properties and pointed out the NRSA would allow decisions on mixed income. He pointed out neighborhood revitalization is more than just new housing; an NRSA plan is a delineation of activities to uplift the neighborhood and its residents in a holistic manner. It includes activities such as rehab assistance to existing homeowners, new or expanded programs and services for youth and seniors, new day care centers, possible new schools, focus on job creation and employment and possible commercial revitalization. It also provides for infrastructure improvements which help supports new development and talked about sidewalks on New Bern Avenue and Oakwood Avenue both which are included in the 2013 Transportation Bond. He stated another infrastructure improvement would be the Tarboro Road/Oakwood Streetscapes to determine the best options to improve the functionality, etc. It also could include expanding natural gas service which would help reduce energy cost.

Mr. Jarvis talked about the NRSA eligibility which calls for at least 70% of the households within selected geographical areas being low to moderate income; HUD provides broad flexibility and delineating the geographic area but must be contiguous; blocks groups 1 and 2 of census tract 506 are 74% low to moderate income. If you add block group 3, the required threshold would not be have been met and the area would not have been eligible for these programs and services. In response to questioning from Ms. Baldwin, Mr. Jarvis pointed out block group 3 doesn't need the economic incentives.

Mr. Jarvis talked about the City's acquisitions of properties in East College Park which began in the late 1990s. He went through the past efforts to move forward with a plan starting with design concepts which were presented in public meetings at the Tarboro Road Community Center in January 2012, projected areas included in one of three proposed neighborhood revitalization zones which was presented to the chairs of the North Central, Central and South Central CACs. He talked about the community outreach particularly in Washington Terrace which was led by DHIC and the number of meetings, workshops and the 48 stakeholder interviews that were held. There were three city staff meetings with St. Augustine's University, combined East College Park/Washington Terrace Meetings, talked about the number of people that attended the various workshops, the distribution of the NRSA summary

which address most frequently asked questions and the meeting held on August 25, where 122 residents attended to discuss the plan in general. Mr. Jarvis pointed out there are ongoing conversations centering on issues of concerns with plan outcomes or proposed activities and pointed out we need to continue to clarify that the NRSA is not tied to the UDO remapping, the comprehensive plan or proposed plan for the New Bern Corridor and suggested that we continue the hearing until November 3, 2015.

Mr. Stephenson pointed out he attended part of the information meeting at the Tarboro Road Park and had questions about proposed loan term, forgivable loans, restructuring of loans etc., and questioned how that would play out and what the City would want to provide. Mr. Jarvis talked about HUD restructuring loans as grants, how we wanted to look at making sure that homes are not rehabbed and turned around and sold for a profit, different concerns that people have relative to loans and grants. How an NRSA would work as it relates to Washington Terrace was also talked about. Mr. Stephenson had a number of questions about the pros and cons of a NRSA and whether the income from the moderate or market rate housing could be utilized to benefit an area. Mr. Jarvis talked about the ongoing conversations and the work with the City's Communications Director relative to getting the correct information out to our stakeholders. Ms. Baldwin had questions about the city owned property questioning if it is vacant lots or boarded up housing with Mr. Jarvis pointing out the majority are vacant lots. He talked about streetscape improvements, how all could work together to achieve desired results, responded to questions about the economic development study on Tarboro Road, etc.

The Mayor opened the hearing.

Octavia Rainey talked about her concerns with the way Neighborhood Services has operated calling it sneaky, underhanded, etc. She talked about what the area had been told under previous administrations staring in the 90s, expressed concern that racism is still present, expressed concern about the comments presented by Mr. Jarvis pointing out she does not feel they are correct. She stated she has a background in housing and she is asking to get all of the emails, etc., relative to College Park and work that JDavis is doing. She expressed concern about what she called underhanded meetings, pointing out she had read the strategy and the NRSA and expressed concern about lack of transit, people being deceived, called the process wrong, pointed out East College Park should not be a part of this. She does not feel the City needs the NSRA, HUD needs to hold the City. She pointed out she is taking this to HUD, talked about the lack of distrust and concerns in general. She asked about diversity study, all the misinformation and stated she does not understand or appreciate Mr. Jarvis' policies and studies.

Mr. Maiorano expressed concern relative to Ms. Rainey's choice of words which he felt were personal and inappropriate and called on everyone to exercise a level of respect.

Carmen Wimberley Cauthen presented the following prepared statement:

My name is Carmen Wimberley Cauthen, I reside at 703 Latta Street in Raleigh. I have lived in Raleigh for 53 of my 56 years. I was born at St. Agnes Hospital and brought home to B-1 Washington Terrace. I lived in southeast Raleigh until1968 (including Idlewild Avenue),

when I moved northwest Raleigh off of Ridge Road. When I married, I moved back to College Park, on N. Carver Street. I now reside in Oberlin.

I took a ride this past Saturday throughout Southeast Raleigh to show a relatively new resident the Raleigh of my memories. We were both astonished at the changes. Both my father and grandfather had drugstores in South Raleigh. One on Blount Street, the other on the corner of Cabarrus and Swain Street. The areas are vastly different now than they were when I was growing up. The methods of change are not.

In the 1960's, the method of change for downtown African American (Negro) communities was Urban Renewal. The people had to move without representation on the City Councils, without being part of the planning process and were told that they would be able to return. You have only to look past the Red Hat Amphitheater and Washington School towards Mount Hope Cemetery to see the great expanse of land that was once a great African American community.

The area around Moore Square was a thriving African American community as well, but is now gone. My grandparents purchased their home on Bloodworth Street in the 1940's from white people who were moving out of the community to the suburbs as did many others. College Park was a thriving community with homes dedicated to the professional education community of St. Augustine's College (now University). My parents rented a home from a family whose parents had lived in that house. Our neighbor was the librarian at Shaw University. That community is in flux today as well.

I spoke with a College Park resident who told me that this NRSA/Senior Housing project discussion had been going on for a couple of years. If this is the case, why are residents of the area just hearing/seeing the fruit of the discussion now? Why hasn't the community at large been a part of the process until now? What has the discussion been about until now?

Communication is key to any type of change. While the NRSA plan might be a good thing, it is full of unanswered questions. The questions that are there should be discussed in full with the residents that will be affected by the "plan". Whether the plan is complete or not, it looks finalized to people who haven't seen any of the words in written form. And looks and perception are what matter here - what matter to people who have a history of being lied to and taken advantage of. This neighborhood deserves better than that. You, the City Council members and your staff, should give them better than that, because you wouldn't accept this type of treatment in your neighborhood. Communication matters. We, the at large Raleigh Community, deserve better.

Thank you.

Pauline Goza, 1508 Tierny Circle, stated the first time she had heard anything about this was August 5 and a plan was presented on August 10. She stated the people who live in the area should be allowed to contribute and be a part of the plan. She talked about DHIC's proposal for Washington Terrace and then they started hearing about a strategic plan and expressed concern that the people are being told that studies were done but they did not have any input.

She called for a task force to be formed to make sure that the people are included in the planning.

Terri Becom, Vice Chair of North Central CAC, expressed concern and the feeling that people are being deceived and are not considered when the plans are done. She stated everyone should be a part of the plan; it should be an open, transparent process. She stated she is optimistic this could be a win/win situation and called for everyone to put all cards on the table.

Jeanette Howard, 1606 Poole Road, stated she has lived her entire life in this area and told of her family connections. She stated mixed income is not a new technology. This area has always had mixed income. They understand what that means. She stated what is so confusing is that the people have heard conversation on 3 or 4 different occasions from representatives of the City and each time it is different. They were told that the 51% affordable 49% market rate was set in stone but tonight they are hearing that could be changed. She indicated they are hearing that nothing could be done with the City property unless this plan is adopted and expressed concern about the disconnection or contradictions in the information they are receiving. She stated a task force could engage people. She pointed out this NRSA could be a model for the country if it is done right.

Mary Johnson, 1301 East Jones Street, stated she had heard nothing about the plan until the August 25 meeting. She stated not everybody has computers and don't have the information. She stated there is a lot of distrust, lack of communication, and expressed concern about some of the information provided at the August 25 meeting. She talked about the Dempsey Benton era in which they were told they could go back into their community in the Cook Street area but nobody has been able to return.

Alicia Blaylock, 206 Idlewild Avenue, expressed concern that the people did not know about what was going on. They need information and everybody needs the same information. They need to build pride in their community.

No one else asked to be heard, the Mayor expressed appreciation to everyone who came and asked that staff continue working with the community and listen to what the people say, and the disseminate the information and the hearing would be continued until November 3.

The City of Raleigh Housing and Neighborhoods Department hosted four Drop-In Sessions at Washington Terrace Leasing Office and Tarboro Community Center on the draft 2016 NRSA Plan

Q&A Drop-In Sessions City of Raleigh staff was on site to answer resident questions. These were free-flowing events and participants could spend as little or as much time they need to get their questions answered.

1. **Tuesday, October 6th** - 11:00 a.m. – 1:00 p.m. Washington Terrace Leasing Office

(10 participants)

2. **Thursday, October 8th** – 3:00 p.m. – 5:00 p.m. Tarboro Community Center
   (6 participants)
3. **Tuesday, October 13th**- 11:00 a.m. – 1:00 p.m. Washington Terrace Leasing Office
   (5 participants)
4. **Thursday, October 15th** – 3:00 p.m. – 5:00 p.m. Tarboro Community Center
   (4 participants)

Questions/Comments that can up in drop-in sessions:

- Is College Park in the same Redevelopment area as Washington Terrace?
- How many of the rental units will be in College Park?
  - How much of that will be affordable?
  - How many of the townhomes will be done by Washington Terrace vs. the City?
- (Considering required to have 51% low and moderate income)- can it be more?
- How are we ensuring that the workforce exists in the community?
- I would like the Section 3 coordinator to be a community person
- NRSA requires community engagement, this seems like engagement is an afterthought.
- There should be a task force for engagement
- Are Pender and Boyer Streets being taken out- is that off the table?
- What about "Generational Rights"?
- How many of the 352 rental will be in College Park?
- Will rent be set on or adjusted by income? (in reference to Washington Terrace)
  - A: Rent will be set- tenant must show they can afford rent.
- Is there a plan for Wake Tech skill training in the plan?
- Access the infrastructure in the remainder of College Park.
- Increase Section 3 from 10 to 50
- What about co-op housing?
- What about housing design guidelines for College Park?
- Getting letters about water line from City source- unsure of what it means
- Washington Terrace
  - When will demo begin?
  - When will people move?
- Does the city have resources to help people without work who want to lease a home?
- Do you have rent to own?
- Fisher Street Park- people are in park late at night
  - Need higher fence for neighbors
- Sidewalks- people walk on yards now because there are no sidewalks
- People speed on Fisher
- Need trash cans in neighborhood

The Capital Area Workforce Development Meeting was hosted by the Housing and Neighborhood Departments' Community Engagement Division on Thursday, October 15 at Tarboro Community Center from 6:30 p.m. to 8:00 p.m.

There were about 14 in attendance at this meeting.

During the community engagement session on August 10th, numerous attendees stated that employment opportunities and job training were areas of need for the residents of Washington Terrace and the College Park/Idlewild neighborhoods. As part of the continuing Neighborhood Revitalization Strategy Area (NSRA) efforts, we are partnering with various agencies to provide information and assistance to address some of the expressed resident concerns.

On Thursday, October 15, the Community Engagement Division hosted a presentation by Capital Area Workforce Development. Capital Area Workforce Development is a public-private partnership that focuses on economic development by ensuring the local workforce has the skills, training and education to meet the needs of local employers. As well, the board oversees NCWorks Career Centers throughout Wake County to help citizens, regardless of their circumstances or background, be more competitive candidates as they look for employment. The event was open to the public and all interested residents were encouraged to attend. Capital Area Workforce Development staff was present to share information on their programs and to answer questions from residents.

The NRSA Open House was hosted by the City of Raleigh's Housing and Neighborhoods Department on Tuesday, October 20th from 6:00 – 7:30 p.m. at Tarboro Community Center.

There were about 20 in attendance at this meeting.

The Open House was another opportunity for residents to learn more about the Neighborhood Revitalization Strategy area plan. Housing and Neighborhoods staff was hand to share information and answer questions about the proposed plan and programs for the Washington Terrace and College Park neighborhood. All interested residents were encouraged to attend.

Unlike other City of Raleigh meetings, there was no formal presentation. Instead, residents were invited to come by between 6:00 p.m. and 7:30 p.m. when staff was available at stations to talk with you about the following topics:

- General information about the draft 2016 NRSA (content and process)
- NRSA housing rehabilitation programs
- Employment opportunities in the NRSA
- Washington Terrace plans for affordable housing and other improvements
- Homebuyer counseling and financial assistance
- Future planning process for the development of City-owned sites and infrastructure improvements (water, sewer, storm drainage) and redevelopment

November 3, 2015 Public Hearing at City Council Meeting
NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN – HEARING – APPROVED; TARBORO ROAD IMPROVEMENTS – REPORT REQUESTED

This is a continuation from the September 1, 2015 hearing before the City Council to provide citizens further opportunity to comment on the Neighborhood Revitalization Strategy Area Plan (NRSA) prior to the submittal to the US Department Housing and Urban Development (HUD).

Once the hearing is closed, the Council may take action to approve the plan for submittal to HUD.

Larry Jarvis, Housing and Neighborhoods Director, provided an update of what has occurred since September. He presented a PowerPoint talking about Neighborhood Revitalization Strategic Area (NRSA) Plan. He went over the background, benefits, outreach and community engagement before the beginning of the public hearing and since the public hearing, and how NRSA links to the strategic plan, Department of Housing and Urban Development which encourages mixed income neighborhoods, read information about NRSA eligibility, the boundaries of the proposed 2016 NRSA, activities allowed and proposed, community outreach prior to September 1, 2015 and since September 1, 2015, what they heard relative to mixed income concerns and responses, need to increase affordable housing in the areas and the changes to increase numbers to at least 60%, gave illustrations, the next steps and recommendations.

In response to questioning from Ms. Baldwin, Mr. Jarvis pointed out the City has a contract with JDavis to help develop the master plan and talked about the public process which will be used, mixed income and pointed out until the staff knows the direction of Council, the consultant is on hold. He stated after the public process the item will come back to City Council. Mr. Stephenson expressed appreciation for the public outreach pointing out most of the comments he heard during the meeting held at Tarboro Road related to low interest or forgivable loans and asked for clarification on that concept. Mr. Jarvis explained the desire to craft rehab loan programs that will be attractive to seniors. He stated a lot of the times elderly people do not want to encumber their home for long periods of time, they want to be able to pass their homes to their heirs. The details are yet to be finalized and staff will be going out to the public with those at the appropriate times. Mr. Weeks expressed appreciation that the percentage for low and moderate income housing has been raised to 60% and questioned if that can be raised any time during the process. Mr. Jarvis stated as the final edits are made, language could be added to make sure the Council could make adjustments at any time it sees fit. Mr. Maiorano had questions relative to preserving affordability for the long term and if that is built into the process for new units. Mr. Jarvis explained the loan process, recapturing of funding and how it would be set up to discourage people from selling quickly after they purchase the homes. He talked about the possibility of land trust units, etc.

Mayor McFarlane opened the hearing.

Octavia Rainey, 1516 East Lane Street, pointed out she had lived in the College Park area some 60 years. She stated she is opposed to this plan pointing out she met with HUD officials yesterday and has asked for a Federal investigation into the process. She talked about the

Census Tract 506 and how the boundaries have been "gerrymandered." She stated 509 is worse than 506. She presented a chart showing the "most distressed areas." She expressed concern as to why Greg Warren of DHIC filed the College Park LLC pointing out this designation should be for Washington Terrace. She talked about meetings she has attended and the need to build trust. She asked the Council not to approve the process as she feels it is sneaky, under handed, etc. She again talked about her call for a federal investigation.

Roland Gammon, 2845 Claremont Road, Chair of DHIC, distributed the following written comments:

> I currently serve as the Chair of the DHIC Board of Directors and would like to thank the City for your support over the years. We know that we could not have purchased the Washington Terrace property without your assistance in early 2014. And, this partnership will continue as we build new housing in the site.
>
> Over the past 6 years that I have been on the DHIC Board I have been continuously impressed with both quality of housing that DHIC builds and the staff's capacity to leverage financial resources from all quarters to get the biggest bang for the buck.
>
> Further, I have learned that DHIC's reputation for creating quality creative affordable housing solutions extends well beyond the immediate area. DHIC is a regional, and indeed, a national leader.
>
> The DHIC Board sees the NRSA designation in the area that includes Washington Terrace as an important tool that could help us add to a neighborhood rich with history.
>
> NRSA will enhance our chances to secure tax-credits to assist the delivery of affordable housing for seniors.
>
> We will also make critically important infrastructure upgrades at the Washington Terrace site that will benefit the entire area- water, sanitary sewer, and stormwater systems.
>
> We support the City's application for NRSA designation in the area and because of all the benefit it is poised to have for the entire area, we are glad that Washington Terrace will be a key component.
>
> Thank you again for the time to speak this evening.

Mr. Gammon stated he does not recognize the comments about Greg Warren and pointed out DHIC and Greg Warren are highly regarded nationally and he just does not understand the comments. He stated DHIC and the City of Raleigh have enjoyed a good relationship over the years and talked about how this program came about.

Jannet Barnes, President of the African American Caucus, distributed a pack of information relative to their concerns. She stated she attended the meeting with HUD officials and presented the same packet to them. She expressed concern about the LLC form by Greg Warren. She talked about David Price and also suggested that the Council take Madonna Acres out of the numbers as that is a historic area and shouldn't be included as they do not need financial assistance. She stated if that area is removed then it would not meet the requirements. She stated the packet of information includes information on the formation of the LLC, talked about her feeling that it is a conflict of interest on the part of the DHIC, talked about calling for the federal investigation indicating HUD is not doing their job and they should never approve of Madonna Acres being included. She talked about their expectations and the votes they represent.

Greg Warren, President of DHIC and of the College Park Collaborative LLC, stated he is totally confused by the conversations and the comments being made. He stated when DHIC purchases property they always put it in a LLC that is how they have operated for many years. This LLC was formed to purchase the Washington Terrace property and talked about how he may not have choose the right name for the LLC and he apologizes for any confusion. He stated he would disclose any information about the College Park Collaborative and made the following remarks:

> Good evening, I am Gregg Warren President of DHIC and my office is located in the historic Prairie Building at 113 S. Wilmington Street, Raleigh NC.
>
> We at DHIC are most appreciative of the City's support of our plan to replace the existing run-down apartments at Washington Terrance with new, beautiful, energy efficient and affordable apartment homes.
>
> As you know, DHIC has a more than a 40 year legacy of creating affordable; high-quality housing for renters and first-time homebuyers in Raleigh and the Triangle. In SE Raleigh alone, DHIC has built 8 affordable rental communities totaling 590 apartments with a value in excess of $40 million.
>
> And, we have helped many SE Raleigh residents find a path to homeownership.
>
> I use the term "transformative" carefully, but I think you will find that our plan will indeed have a significant positive impact on the lives of Washington Terrace residents, our adjoining residential neighborhoods to the North and South, and St. Augustine's University.
>
> We envision a community that embraces the best qualities of green, sustainable design that will enhance family stability and healthy living for all of our residents.
>
> Our team has engaged Washington Terrace residents, businesses, congregations and other stakeholders in a generative discussion on the plan to remake the Washington Terrace community. Our master plan is well underway and will be presented to the community in December.

Affordability, accessibility and quality are three concepts we have heard time and again through the series of community and stakeholder meetings held discussing the future of Washington Terrace and the neighborhood.

While our first priority is to replace the existing 245 apartments with new affordable apartments on a one-to one basis, later phases of our plan will involve for sale housing and perhaps market rate rental housing. We will build a mixed income community.

The NRSA designation will immediately help DHIC compete for 9% tax-credits that will allow us to more quickly deliver affordable, accessible high quality housing and amenities at Washington Terrace for seniors.

DHIC is immensely qualified and remains committed as we have for decades, to use all available tools to deliver and maintain affordable apartments and homes for sale- and NRSA can help create more of those opportunities. Thank you!

Sheila Porter presented the following prepared statement:

Thank you for the opportunity to speak this evening. My name is Shelia Porter and I have the pleasure of serving as the Director of the DHIC Homeownership Center located at 450 East Davie Street.

I am certified as a counselor through the Association of Housing Counselors and NeighborWorks® America. I also have my N.C. Real Estate Brokers License.

At the DHIC Homeownership Center, our goal is to aid individuals build wealth and housing stability through homeownership opportunities.

Our services include credit repair, budget counseling and providing support throughout the home buying process.

We also work in partnership with area banks and the City of Raleigh to provide our services to families, at our below 80% of the Area Median, who seek City down payment assistance.

We understand that a possible outcome of NRSA in this area is the creation of affordable homeownership opportunities and we believe that DHIC can be of service.

In 2014, over 400 prospective homebuyers participated in our monthly Homebuyers Education Workshops and we're on track this year to match or exceed this number.

In 2014, 90 individuals that participated in our program went on to purchase their first home. Here is a snapshot of who we served:

- 64% were aged 31 to 50;
- 65% African-American
- 51% had 2 or more children;
- 73% had household incomes less than $40,000;

I do not want to simply recite percentages to you, but wanted you to know that DHIC stands ready to assist individuals and families prepare for homeownership opportunities that may result from the NRSA designation and we look forward to doing so. Thank you!

The resident at 4201 Winter Place told of her experience of tutoring some young people who live in the New Bern Avenue area and these two young people's need for affordable housing. She gave the history of this family who pays $625 a month for rent and health issues that caused the father to have to retire and what they have gone through to try to pay their rent. She talked about how this family and others need affordable housing and asked the Council to do what they can to provide for affordable housing.

Les Seitz, 3200 Ridge Mill Road, indicated he has served on the Affordable Housing Task Force, has a long-standing relationship with DHIC and called on the Council to support staff's recommendation for the NSRA. He pointed out how he feels approving the NSRA would be in keeping with the goals and plans that the Council has recently approved including the adoption of the Affordable Housing Location Policy which replaced the scattered site policy. He stated affordable housing is a hot topic; talked about various Council members' efforts relative to housing and Council members' efforts to provide additional resources for affordable housing. He asked the Council to move forward and keep up the good work.

Cheryl Parson presented the following prepared statement:

Good Evening! My name is Cheryl Parsons and I serve as the Regional Manager for Ginkgo Residential, the property management company contracted by DHIC to manage property operations at Washington Terrace. My address of record is 1951 Booker Drive, Raleigh NC.

Since DHIC purchased the property in January 2014, we have enjoyed working with DHIC and with the residents at Washington Terrace.

Our property team consists of Shavonna Herron, property manager, Barry Tyler, assistant manager, Jamien Taylor, maintenance supervisor and Ricky Stokes, maintenance tech and they have done a great job serving and meeting the needs of residents at the property on a daily basis.

As stated earlier, Washington Terrace was built in 1950 and as you can imagine, maintaining a property this old that has gotten great usage over the years is a daily challenge for our team, though we manage to do.

We are reminded each day of this challenge and the desperate need for new construction housing when we go into vacant units to make ready for the on-site relocation of current Washington Terrace residents.

We are also reminded when things breakdown and we're told that they don't make the parts anymore.

Ginkgo manages properties throughout the region and we work with owners going through similar processes and comparably, I can say that DHIC has been very thoughtful and accommodating and has worked extremely hard to make sure that current residents are cared for during this transition.

Thank you for your time and we support the approval of NRSA so that those we serve on a daily basis can live in quality, safe, and affordable housing.

Glenn French, 1732 Quail Ridge Road, presented the following statement:

Good evening! My name is Glenn French and I reside at 1732 Quail Ridge Rd, Raleigh.

I am a DHIC Board member as well as a member of the board's Washington Terrace Advisory Committee.

This year I am celebrating my 40th anniversary as a Certified Property Manager and I have extensive experience in property management, urban renewal and the turnaround of distressed properties.

Earlier in my career, I served as the director of management of the Cambridge Housing Authority in Massachusetts and upon my departure, the city-wide tenant organization recognized me for the work I had done.

In addition, for 11 of those years, I served as a consultant to Saint Augustine's University where I developed, designed, and implemented the only real estate degree program among the nation's HBCUs. I also had the pleasure of serving as Chair of the Board of Directors of the St. Augustine's Community Development Corporation.

The board created the Washington Terrace sub-committee to advise the DHIC board and staff on matters directly related to the Washington Terrace civic engagement and master planning process.

I have attended most, if not all of the community meetings hosted by DHIC, and at least one of the City sponsored meetings, and I was impressed with the involvement from the community and especially impressed with the involvement of Washington Terrace residents, whose presence served as a constant reminder of why we were all there.

At the meetings, I heard firsthand what residents wanted to see in a new Washington Terrace and what they valued in their neighborhood and in my experience, what I heard only served to enhance the process and ultimately the outcome of the master plan.

However, what I heard most often where residents asking how soon would the new housing be made available. In other words, they wanted to see new housing sooner, rather than later.

This leads me to why supporting the NRSA designation is important for DHIC. Approving the NRSA will help DHIC deliver new housing sooner for residents who currently live in this area and for those who want to return to this area to live.

We are also very much aware of the history that is associated with Washington Terrace and the surrounding neighborhood and we, like others, want to make sure that all viable affordable housing options are available for those who need it the most.

Thank you for your time and support and we look forward to future opportunities that will serve the housing needs of the community.

Janet Howard, Poole Road, indicated the question before the City Council is whether the designation really meets the criteria as established by the Federal government. She stated the program is intended to reduce poverty in an area and there are five elements. One of the elements relates to resident engagement and community leadership and she feels the process was missed in this discussion. She talked about the Washington Terrace redevelopment plan but questioned if that makes this an NRSA area. She stated there should be other stakeholders at the table such as St. Augustine's, talked about the program needing strategic and accountable partnerships, the need to look at the entire area and how this doesn't look beyond Washington Terrace, her understanding that the infrastructure would only benefit Washington Terrace or the lots owned by the City of Raleigh, called on the Council to look at the entire area, Maple Street to Heck Street as she feels they should be included. She stated she has seen three versions of the plans with three different sets of numbers, expressed concern that they were not given all of the information and everyone should look at more than Washington Terrace.

James Giles, 2120 Sanderford Road, talked about his work for the Community Development department some 20 years ago. He spoke against the NRSA plan, talked about how he worked and what his job for the city entailed and stated in his opinion this plan does not meet the Federal guidelines and the people are not being treated fairly.

Colby Crandall, 211 Ashe Avenue, talked about the need to get the community involved and that has to be done if this is done right.

A representative of Grace AME Church which is located at the corner of Hill and Boyer talked about the different master plans that have been developed for the area. He stated he is not opposed to what is being talked about but he just feels they should be included in the process. We should be talking about more than Washington Terrace. He stated a group came together and paid for a master plan for College Park, talked about St. Augustine's University being ready to participate in the process and asked that they all be included at the table. They want to be participants.

No one else asked to be heard thus the hearing was closed.

Ms. Baldwin indicated she needs a little clarity on what is being proposed with the NRSA. She stated she understands the NRSA is only a designation, the plan will come later. There will be a lot of work done in the future with the planning process, etc. Mr. Jarvis indicated that is correct.

In response to questioning from Mr. Weeks, Mr. Jarvis clarified the census tract used and how the boundaries were drawn. Ms. Baldwin questioned what staff is asking the Council to approve with Mr. Jarvis presenting the following list.

- Approve the draft FY 2016 Neighborhood Revitalization Strategy Area (NRSA) Plan;
- Amend the 2016-2020 Consolidated Plan to include the NRSA designation and Plan; and
- Authorize submission of the Plan to the U.S. Department of Housing and Urban Development.

Mr. Maiorano moved approval of the recommendations. His motion was seconded by Mr. Stephenson. What will happen at this point was talked about briefly. The motion as stated was put to a roll call vote which resulted in all members voting in the affirmative. The Mayor ruled the motion adopted on an 8-0 vote.

Ms. Baldwin pointed out the infrastructure comments that were made earlier made her think about concerns raised by Mr. Weeks and Mr. Odom in trying to get improvements made for Tarboro Road. She stated she understands there is funding available in reserve and she would ask administration to bring back a report about the possibility of earmarking up to $3M to develop necessary infrastructure for Tarboro Road. Mayor McFarlane stated it was her understanding we were waiting for the results of the economic development study that is occurring in this area. City Manager Hall talked about the design elements along the corridor pointing out staff could provide an update. When this update could be provided was talked about briefly with the Mayor pointing out she thought we were waiting for the study results to find out how to best spend the money. City Manager Hall indicated he could schedule a time to present the results and Council can determine how to go ahead. Ms. Baldwin asked that it be

brought to the next meeting with City Manager Hall indicating he would provide an update at the next meeting.

NC507 Continuum of Care Written Standards

OVERVIEW

The Raleigh-Wake Partnership to End and Prevent Homelessness (The Partnership) serves as the NC-507 Wake County Continuum of Care lead agency for the City of Raleigh and Wake County. The Partnership has developed these program standards to establish specific community-wide expectations for the best chance of ending homelessness. These guidelines create consistency across the community, protect our clients by putting their needs first, and provide a baseline for holding all CoC programs to a specific standard of care.

The Department of Housing and Urban Development (HUD) requires every Continuum of Care to evaluate outcomes of projects funded under the Emergency Solutions Grants program and the Continuum of Care program and report to HUD (24 CFR 578.7(a)7). In consultation with recipients of federal program funds within the geographic area, CoCs must establish and operate either a centralized or coordinated entry system that provides an initial, comprehensive assessment of the needs of individuals and families for housing and services.

In consultation with recipients of ESG program funds within the geographic area, CoCs must establish an consistently follow written standards for providing CoC assistance. At a minimum, these standards must include:

- Policies and procedures for evaluating individuals' and families' eligibility for assistance;
- Policies and procedures for determining and prioritizing which eligible individuals and families will receive transitional housing assistance (these policies must include the emergency transfer priority required under §578.99(j)(8));
- Policies and procedures for determining and prioritizing which eligible individuals and families will receive rapid rehousing assistance (these policies must include the emergency transfer priority required under §578.99(j)(8));
- Standards for determining what percentage or amount of rent each program participant must pay while receiving rapid rehousing assistance;
- Policies and procedures for determining and prioritizing which eligible individuals and families will receive permanent supportive housing assistance (these policies must include the emergency transfer priority required under §578.99(j)(8))

In addition, the following are the requirements for Written Standards for all Emergency Solution Grant (ESG) funded program types per 24 CFR Part 576(3): Emergency Solutions Grant Program Interim Rule:

- ESG funded programs are required to coordinate with other programs targeted to people experiencing homelessness in the area covered by the CoC to provide a strategic, community-wide system to prevent and end homelessness for the CoC; and
- ESG funded programs are required to coordinate to the maximum extent practicable, ESG-funded activities with mainstream housing, health, social services, employment, education, and youth programs for households experiencing homelessness or at-risk of homelessness.

DEFINITIONS

Acuity: When using the VI-SPDAT prescreens, acuity means the presence of a presenting issue based on the prescreening score. Acuity on the prescreening tool is expressed as a number with a higher score representing more complex, co-occurring issues likely to impact overall stability in permanent housing. When using a case management tool, acuity refers to the severity of the presenting issue and the ongoing goals in addressing these issues.

Case Management Tool: A standardized or community-approved tool for case management to track outcomes in the coordinated entry process. Housing programs administer this tool at program entry, housing entry, and every six months thereafter until program discharge. Upon discharge from the program, housing case managers administer the tool one final time 12 months later, when possible, to ensure the household continues to make progress.

Chronically Homeless: (1) an individual with a disability as defined in section 401(9) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(9)) who: (i) lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and (ii) has Page 4 of 11 been homeless and living as described in (i) continuously for at least 12 months or on at least 4 separate occasions in the last 3 years, as long as the combined occasions equal at least 12 months and each break in homelessness separating occasions included at least 7 consecutive nights of not living as described in (i). Stays in institutional care facilities for fewer than 90 days will not constitute as a break in homelessness, but rather such stays are included in the 12- month total, as long as the individual was living or residing in a place not meant for human habitation, a safe haven, or an emergency shelter immediately before entering the institutional care facility; (2) an individual who has been residing in an institutional care facility, including jail, substance abuse, or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria in paragraph (1) of this definition, before entering that facility; or (3) a family with an adult head of household (or if there is not an adult in the family, a minor head of household) who meets all of the criteria in (1) or (2) of this definition, including a family whose composition had fluctuated while the head of homelessness has been homeless. (24 CFR 578.3)

Comparable Database: HUD-funded providers of housing and services (recipients of ESG and/or CoC funding) who cannot enter information by law into HMIS (victim service providers as defined under the Violence Against Women and Department of Justice Reauthorization Act of 2005) must operate a database comparable to HMIS. According to HUD, "a comparable database . . . collects client-level data over time and generates unduplicated aggregate reports based on the data." The recipient or sub-recipient of CoC and ESG funds may use a portion of those funds to establish and operate a comparable database that complies with HUD's HMIS requirements. (24 CFR 578.57)

Coordinated Entry: "A centralized or coordinated process designed to coordinate program participant intake, assessment, and provision of referrals across a geographic area. The . . . system covers the geographic area (designated by the CoC), is easily accessed by individuals and families seeking housing or services, is well advertised, and includes a comprehensive and standardized assessment tool" (24 CFR 578.3). CoC's have the ultimate responsibility to implement coordinated entry in their geographic area.

Developmental Disability: As defined in section 102 of the Developmental Disabilities Assistance and Bill of Rights Act of 2000 (42 U.S.C. 15002): (1) A severe, chronic disability of an individual that (i) is attributable to a mental or physical impairment or combination of mental and physical impairments;
(ii) is manifested before the individual attains age 22; (iii) is likely to continue indefinitely; (iv) results in

substantial functional limitations in three or more of the following major life activities: (a) self-care; (b) receptive and expressive language; (c) learning; (d) mobility; (e) self-direction; (f) capacity for independent living; (g) economic self-sufficiency; (v) reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated. (2) an individual from birth to age 9, inclusive, who has a substantial developmental disability or specific congenital or acquired condition, may be considered to have a developmental disability without meeting three or more of the criteria in (1)(i) through (v) of the definition of "developmental disability" in this definition if the individual, without services or supports, has a high probability of meeting these criteria later in life. (24 CFR 578.3) Page 5 of 11

Disabling Condition: According to HUD: (1) a condition that: (i) is expected to be of indefinite duration; (ii) substantially impedes the individual's ability to live independently; (iii) could be improved by providing more suitable housing conditions; and (iv) is a physical, mental, or emotional impairment, including an impairment caused by alcohol or drug abuse, posttraumatic stress disorder, or brain injury; or a developmental disability, as defined above; or the disease of Acquired Immunodeficiency Syndrome (AIDS) or any conditions arising from AIDS, including infection with the Human Immunodeficiency Virus (HIV). (24 CFR 583.5)

Diversion: Diversion is a strategy to prevent homelessness for individuals seeking shelter or other homeless assistance by helping them identify immediate alternate housing arrangements, and if necessary, connecting them with services and financial assistance to help them return to permanent housing. Diversion practices and programs help reduce the number of people becoming homeless and the demand for shelter beds.

Family: A family includes, but is not limited to the following, regardless of actual or perceived sexual orientation, gender identity, or marital status: (1) a single person, who may be an elderly person, displaced person, disabled person, near-elderly person, or any other single person; or (2) a group of persons residing together, and such group includes, but is not limited to: (i) a family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family); (ii) an elderly family; (iii) a near-elderly family; (iv) a disabled family; (v) a displaced family; and (vi) the remaining member of a tenant family. (24 CFR 5.403)

Homeless: Category 1: an individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning: (i) an individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground; (ii) an individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals); or (iii) an individual who exits an institution where he/she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution; Category 2: an individual or family who will immediately lose their primary nighttime residence, provided that: (i) the primary nighttime residence will be lost within 14 days of the date of application for homeless assistance; (ii) no subsequent residence has been identified; and (iii) the individual or family lacks the resources or support networks (e.g. family, friends, faith-based or other

social networks) needed to obtain other permanent housing; or Category 4: any individual or family who: (i) is fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or family member, including a child, that has either taken place within the individual's or family's primary nighttime residence; (ii) had no other residence; and (iii) lacks the resources or support networks (e.g. family, friends, and faith-based or other social networks) to obtain other permanent housing. (24 CFR 578.3) Page 6 of 11

Housing First: A national best practice model that quickly and successfully connects individuals and families experiencing homelessness to permanent housing without preconditions such as sobriety, treatment compliance, and service and/or income requirements. Programs offer supportive services to maximize housing stability to prevent returns to homelessness rather than meeting arbitrary benchmarks before permanent housing entry.[1]

Prevention and Diversion Screening Tool: A tool used to reduce entries into the homeless service system by determining a household's needs upon initial presentation to shelter or other emergency response organizations. This screening tool gives programs a chance to divert households by assisting them to identify other permanent housing options and, if needed, providing access to mediation and financial assistance to remain in housing.

Rapid Re-housing: A national best practice model designed to help individuals and families exit homelessness as quickly as possible, return to permanent housing, and achieve long-term stability. Like Housing First, rapid rehousing assistance does not require adherence to preconditions such as employment, income, absence of a criminal record, or sobriety. Financial assistance and housing stabilization services match the specific needs of the household. The core components of rapid rehousing are housing identification/relocation, short- and/or medium-term rental and other financial assistance, and case management and housing stabilization services. (24 CFR 576.2)

Transitional Housing: Temporary housing for participants who have signed a lease or occupancy agreement with the purpose to transition households experiencing homelessness into permanent housing within 24 months.

VI-SPDAT (Vulnerability Index-Service Prioritization Decision Assistance Tool): An evidence-based tool used throughout NC-507 to determine initial acuity and set prioritization and intervention for permanent housing placement.

[1] http://www.ncbi.nlm.nih.gov/pmc/articles/PMC1448313/pdf/0940651.pdf

Street Outreach Written Standards

The NC-507 Continuum of Care developed the following Street Outreach performance standards to ensure:

- Program accountability to individuals and families experiencing unsheltered homelessness, specifically populations at greater risk or with the longest histories of homelessness
- Program compliance with the Department of Housing and Urban Development
- Service consistency within programs
- Adequate program staff competence and training, specific to the target population served

EXPECTATIONS

These performance standards attempt to provide a high standard of care that places community and client needs first. Based on best practices, this high standard of care is necessary to achieve our goal of ending homelessness in Raleigh/Wake County. The Partnership recommends that street outreach programs funded through other funding sources also follow these standards.

Unless otherwise outlined by the programs funding source, providers of Street Outreach must target unsheltered homeless individuals and families who lack a fixed, regular, and adequate nighttime residence, such as an individual or family with a primary nighttime residence that is in a public or private place not meant for human habitation including but not limited to a car, park, abandoned building, bus or train station, airport, or camping ground.

Outreach programs must meet people where they are, both geographically and emotionally. This means meeting people in locations that are most convenient for them as well as developing trusting relationships with unsheltered people through active listening, persistence, consistency, and without judgment. Because outreach happens in non-traditional settings with people who often have complex needs, outreach workers face challenges that require special skills to do their job well.
Engaging unsheltered people on their turf means workers must be able to maintain their and their client's safety, have strong ethics and boundaries, and good coping skills after working under very difficult and stressful circumstances. Outreach workers must make frequent judgment calls about balancing safety and ethics with clients' needs.

Since street outreach programs work with a vulnerable population that often has little or no access to services, the main component of street outreach work is to ensure the survival of people living on the streets. Street outreach programs provide necessary supplies for living unsheltered and assist people to access emergency shelters, especially during very cold or hot times of the year.

Regularly engaging community providers, including law enforcement and other city and county departments encountering unsheltered people, and creatively including homeless and formerly homeless individuals to assist in the engagement of this population are necessary to provide effective street outreach.

Street outreach programs must operate with a Housing First approach. Housing First programs believe that anyone can and should be housed and the barriers to permanent housing should be minimized. Housing First allows street outreach programs to move unsheltered individuals more quickly from places

not meant for human habitation into permanent housing.

PERFORMANCE STANDARDS PERSONNEL

STANDARD:

The program shall adequately staff services with qualified personnel to ensure the quality of service delivery, effective program administration, and the safety of staff and program participants.

Benchmarks

- The organization selects employees and/or volunteers with adequate and appropriate knowledge, experience, and stability for working with unsheltered individuals and families.
- The organization provides time for all employees and/or volunteers to attend webinars and/or trainings on program requirements, compliance, and best practices.
- The organization trains all employees and/or volunteers on program policies and procedures, available local resources, and specific skill areas relevant to assisting clients in the program.
- All programs should use the Homeless Management Information System (HMIS) wherein all end users must abide by the NC HMIS User and Participation Agreements, including adherence to the strict privacy and confidentiality policies.
- Staff supervisors of casework, counseling and/or case management services have, at a minimum, a bachelor's degree in a human service-related field and/or experience working with unsheltered individuals and families.
- All program staff have written job descriptions that address tasks staff must perform and the minimum qualifications for the position.
- The organization will train program staff on general topics such as self-care, teamwork, boundaries and ethics, and personal safety. It will also train staff on specific skills necessary to effectively connect with unsheltered individuals, including, but not limited to, relationship- building, motivational interviewing, cultural competence, effective referrals and linkages, basic medical and mental health care, and conflict de-escalation.

STREET OUTREACH

Standard: Street outreach programs will provide assertive outreach and engagement to unsheltered individuals living in places not meant for human habitation, and assist them in accessing emergency shelter, physical and behavioral health services, income supports, and permanent housing.

Benchmarks:

- Street outreach programs will assertively outreach and engage unsheltered individuals where they are, seeking them in campsites, under bridges, near the entrance and exit ramps to roads and highways, in abandoned buildings, living in bus or train stations, or other places not meant for human habitation.
- Street outreach programs will collaborate with local service or basic needs providers and organizations where unsheltered individuals seek basic services such as food pantries, crisis centers, community centers, day shelters, and others, setting up regularly scheduled times to outreach and engage unsheltered individuals in these locations.
- Street outreach programs should provide outreach and engagement, crisis intervention counseling, case management, emergency and permanent housing planning, employment and other income assistance, and life skills training. Program staff will help unsheltered individuals connect to physical and mental health services, substance abuse treatment, transportation, services for special populations (i.e. developmental disabilities, HIV/AIDS), and other mainstream services, including public benefits such as Social

Security Disability, Medicaid/Medicare, Food Stamps, TANF.

- Street outreach programs may not deny or terminate services to individuals unwilling or unable to obtain higher-level services or follow a basic case management plan.
- Street outreach programs must actively participate in the NC-507 Coordinated Access System. Program staff will assess unsheltered individuals with the VI-SPDAT as soon as possible and participate in community bi-weekly case conferencing meetings.
- Street outreach programs shall not charge money for any housing or supportive service provided.
- Street outreach programs must work to connect their clients to permanent housing programs, such as rapid re-housing and permanent supportive housing, in the community. When appropriate based on the individual's needs and wishes, the provision of or referral to rapid rehousing services that can quickly assist individuals to obtain safe, permanent housing shall be prioritized over the provision of or referral to an emergency shelter or transitional housing services. If a permanent housing program does not have availability or the client is not currently matched to a program, Street Outreach programs must continue to engage clients and discuss alternative housing options.
- Communities will share information across outreach teams and sites and engage with other systems, including law enforcement, hospitals, and emergency departments, corrections, libraries, and job centers to proactively seek all unsheltered people within CoC, including people living in encampments or tent cities, and not be limited to serving only persons seeking assistance**.** This *must* be conducted by prioritizing the client's privacy, health, and safety above all else.
- All outreach should be person-centered and emphasize building rapport and trust as a means of helping people obtain housing with appropriate services.

OUTREACH AND ENGAGEMENT

Standard: Programs will locate, identify, and build relationships with unsheltered people experiencing homelessness and engage them to provide immediate support, intervention, and connections with homeless assistance programs, essential services, and permanent housing programs.

Benchmarks:

- All participants must meet the following program eligibility requirements for street outreach programs unless otherwise specified by a program funder:
    - Unsheltered homeless, living in places not meant for human habitation such as campsites, abandoned buildings, bus or train stations, in cars, or under bridges
    - All Street Outreach providers must use the standard order of priority for documenting evidence to determine unsheltered homeless status. Street Outreach must document in the client file that the agency attempted to obtain the documentation in the preferred order. The order should be as follows:
        - Third-party documentation (including HMIS)
        - Intake worker observations through outreach and visual assessment
        - Self-certification of the person receiving assistance
    - Programs should engage individuals, make an initial assessment of needs, and determine unsheltered homeless status. During outreach, if programs determine that an individual does not meet the definition of unsheltered homelessness, they should still connect any literally homeless person needing assistance to the Coordinated Entry System to access needed services, but not enroll them for expanded services in the street outreach program.
    - Programs can only turn away unsheltered individuals from program entry for the following reasons:

        - The individual does not meet the unsheltered homeless definition
        - The safety of staff is at imminent risk
        - The individual does not meet other program requirements set by the program funder. i.e. PATH, Runaway and Homeless Youth (RHY) Street Outreach, etc.
    - Programs cannot disqualify an individual or family from entry because of:
        - Employment status or lack of income.
        - Evictions or poor rental history.
        - Unwillingness or inability to obtain higher-level services or follow a basic case management plan.
    - Programs may make services available and encourage engaged individuals to participate in higher-level services but cannot make service usage a requirement.
    - Street outreach programs must continue to outreach and engage unsheltered individuals regularly, offering them higher-level services, and ensuring basic needs are met.
    - Programs will maintain releases of information, case notes, and all pertinent demographic and identifying data in HMIS as allowable by program type. Paper files should be maintained in a locked cabinet behind a locked door with access strictly reserved for caseworkers and administrators.

CASE MANAGEMENT SERVICES

Standard: Street outreach programs shall provide access to case management services by trained staff to any unsheltered individuals, matching their needs and desires.

Benchmarks:

- Street outreach staff provide regular and consistent case management and connect program participants to essential services based on the individual's specific needs and the level at which the participant desires.
    - Case management includes:
        - Building trusting, lasting relationships with unsheltered individuals.
        - Providing access to essential services, such as emergency health services, emergency mental health services, and transportation to eligible services.
        - Assessing, planning, coordinating, implementing, and evaluating the services delivered to the participant. Program staff will engage participants in an individualized housing and services plan. Participants do not need to access additional services to be referred to permanent housing providers.
        - Helping clients to create strong support networks and participate in the community, as they desire.
        - Encouraging unsheltered individuals to seek emergency shelter and advocating with local shelter providers to accept and work with the individual, per the Coordinated Entry System.

TERMINATION STANDARD:

Termination should be limited to only the most severe cases. Programs will exercise sound judgment and examine all extenuating circumstances when determining if violations warrant program termination (24 CFR 576.402).

Benchmarks:

- In general, the program may terminate assistance under a formal process established by the program

that recognizes the rights of individuals and families affected.

- The program is responsible for providing evidence that extenuating circumstances were considered and significant attempts were made to help the client continue in the program. Programs should have a formal, established grievance process in its policies and procedures for participants who feel assistance was wrongly terminated.
- Programs should only terminate assistance when a participant has presented a terminal risk to staff or other clients. If a barred client presents him/herself later, programs should review the case to determine if the debarment can be removed to give the participant a chance to receive further assistance.
    - Programs may deny entry or terminate services for program-specific violations relating to the safety and security of program staff and participants.

Emergency Shelter Written Standards

The NC-507 Continuum of Care developed the following Emergency Shelter performance standards to ensure:

- Program accountability to individuals and families experiencing homelessness, specifically populations at greater risk or with the longest histories of homelessness
- Program compliance with the Department of Housing and Urban Development and the Department of Veteran Affairs
- Service consistency within programs
- Adequate program staff competence and training, specific to the target population served

EXPECTATIONS

All program grantees using the Department of Housing and Urban Development Continuum of Care and the Department of Veteran's Affairs VA Supportive Housing (VASH) funding must adhere to these performance standards. Programs funded through the Continuum of Care will be monitored by The Partnership to ensure compliance. These performance standards attempt to provide a high standard of care that places community and client needs first. Based on proven best practices, this high standard of care is necessary to achieve our goal of ending homelessness in Wake County.

EMERGENCY SHELTER

Emergency shelter is any facility whose primary purpose is to provide temporary housing for individuals or families experiencing homelessness for 90 days or less. Emergency shelters, as we know them today, emerged during the late 1970s and early 1980s in response to an increasing number of individuals experiencing homelessness. These initial shelters were meant to provide a short-term emergency stay for individuals as they rehoused themselves. However, because of decreased affordable housing in urban centers, a lack of substantive supportive services catering to the needs of homeless individuals, and a large subpopulation of individuals with disabling conditions, the movement out of the emergency shelter into permanent housing stalled with many individuals staying in the shelter for long periods of time.

With the advent of permanent supportive housing and rapid rehousing based on the national best practice, Housing First, communities are moving some of their most vulnerable homeless individuals and families with the longest histories of homelessness into permanent housing. This allows the emergency shelter system to regain its original intention, providing individuals experiencing homelessness a temporary stay until they can regain permanent housing.

Emergency shelters serve a wide variety of people experiencing homelessness in our communities and may target their services to a population. Many emergency shelters serve a single-gender, individuals and/or families, people fleeing domestic violence, or a combination thereof. The most effective emergency shelters direct their services and resources toward a truly interim housing solution and have strong connections to permanent housing programs catering to the needs of people experiencing homelessness. Emergency shelters can provide short-term housing for individuals and families waiting for placement in a rapid rehousing or permanent supportive housing program.

PERFORMANCE STANDARDS PERSONNEL

STANDARD:
Programs shall adequately staff services with qualified personnel to ensure the quality of service delivery, effective program administration, and the safety of program participants.

Benchmarks

- The organization selects employees and/or volunteers with adequate and appropriate knowledge, experience, and stability for working with individuals and families experiencing homelessness and/or other issues that place individuals and/or families at risk of homelessness.
- The organization provides time for all employees and/or volunteers to attend webinars and/or trainings on program requirements, compliance, and best practices.
- The organization trains all employees and/or volunteers on program policies and procedures, available local resources, and specific skill areas relevant to assisting clients in the program.
- All paid and volunteer staff participate in ongoing internal and/or external training on the community-approved prevention and diversion screening tool, the individual and family VI-SPDAT screening tool, and the community-approved case management tool.
- For programs using the Homeless Management Information System (HMIS), all end users must abide by the NC HMIS End User and Participation Agreements, including adherence to the strict privacy and confidentiality policies.
- Staff supervisors of casework, counseling, and/or case management services have, at a minimum, a bachelor's degree in a human service-related field and/or experience working with individuals and families experiencing homelessness and/or other issues that place individuals and/or families at risk of homelessness.
- Staff supervising overall program operations have, at a minimum, a bachelor's degree in a human service-related field and/or demonstrated ability and experience that qualifies them to assume such responsibility.
- All program staff have written job descriptions that address tasks staff must perform and the minimum qualifications for the position.
- If the shelter provides case management as part of its programs, case managers provide case management with the designated case management tool frequently (every six months minimum) for all clients.
- Organizations should share and train all program staff on the NC-507 Emergency Shelter Written Standards.

CLIENT INTAKE PROCESS STANDARD:
Programs will actively participate in their community's coordinated entry system. Programs will serve the most vulnerable individuals and families needing assistance.

Benchmarks

- All adult program participants must meet the following program eligibility requirements in ESG-Funded Emergency Shelter:
    - 18 years or older
    - Literally homeless, imminently at-risk of homelessness, and/or fleeing or attempting to flee domestic violence (see definitions listed above for Category 1, 2, and 4 of the

homeless definition)

- All ESG recipients must use the standard order of priority for documenting evidence to determine homeless status and chronically homeless status. Grantees must document in the client file that the agency attempted to obtain the documentation in the preferred order. The order should be as follows:
    - Third-party documentation (including HMIS)
    - Intake worker observations through outreach and visual assessment
    - Self-certification of the person receiving assistance

• Programs can only turn away individuals and families experiencing homelessness from program entry for the following reasons:

- Household makeup (provided it does not violate HUD's Fair Housing and Equal Opportunity requirements): singles-only programs can disqualify households with children; families-only programs can disqualify single individuals
- All program beds are full
- If the program has in residence at least one family with a child under the age of 18, the program may exclude registered sex offenders and persons with a criminal record that includes a violent crime from the program so long as the child resides in the same housing facility (24 CFR 578.93)

- Programs cannot disqualify an individual or family because of employment status or lack of income.
- Programs cannot disqualify an individual or family because of evictions or poor rental history.
- Programs may make services available and encourage adult household members to participate in program services but cannot make service usage a requirement to deny initial or ongoing services.
- Programs will maintain release of information, case notes, and all pertinent demographic and identifying data in HMIS as allowable by program type. Paper files should be maintained in a locked cabinet behind a locked door with access strictly reserved for caseworkers and administrators.
- Programs may deny entry or terminate services for program-specific violations relating to the safety and security of program staff and participants.

EMERGENCY SHELTER STANDARD:

Shelters will provide safe, temporary housing options that meet participant needs under guidelines set by the Department of Housing and Urban Development.

Benchmarks:

- Shelters must meet state or local government safety, sanitation, and privacy standards. Shelters should be structurally sound to protect residents from the elements and not pose any threat to the health and safety of the residents.
- Shelters must be accessible under Section 504 of the Rehabilitation Act, the Fair Housing Act, and Title II of the Americans with Disabilities Act, where applicable.
- Shelters may provide case management, counseling, housing planning, child care, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment, transportation, and services for special

populations per 24 CFR 576.102 but cannot deny shelter services to individuals and families unwilling to participate in supportive services. See the next section for specific required and optional services shelters must provide.

- Shelters providing shelter to families may not deny shelter to a family based on the age and gender of a child under 18 years of age.
- Shelters must comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821- 4946), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851- 4956), and implementing regulations in 24 CFR part 35, subparts A, B, H, J, K, M, and R.
- Shelters must actively participate in their community's coordinated entry system.
- Shelters shall not charge money for any housing or supportive service provided.
- Programs must work to link their clients to permanent housing programs, such as rapid rehousing and permanent supportive housing, in the community.

<u>CASE MANAGEMENT SERVICES</u> STANDARD:
Shelters shall provide access to case management services by trained staff to each individual and/or family in the program.

Benchmarks (Standard Available Services)

• Shelters must provide the client with a written copy of the program rules and the termination process before he/she begins receiving assistance.

· Shelter staff provide regular and consistent case management to shelter residents based on the individual's or family's specific needs. Case management includes:

  - Assessing, planning, coordinating, implementing, and evaluating the services delivered to the resident(s).
  - Assisting clients to maintain their shelter bed in a safe manner and understand how to get along with fellow residents.
  - Helping clients to create strong support networks and participate in the community as they desire.
  - Creating a path for clients to permanent housing through providing rapid rehousing or permanent supportive housing or a connection to another community program that provides these services.
  - If the shelters provide case management as part of its programs, use of the community-approved case management tool for ongoing case management and measurement of acuity over time, determining changes needed to better serve residents.

- Shelter staff or other programs connected to the shelter through a formal or informal relationship will assist residents in accessing cash and non-cash income through employment, mainstream benefits, childcare assistance, health insurance, and others. Ongoing assistance with basic needs.

Benchmarks (Optional but recommended services, often from other providers)

- Representative payee services.
- Basic life skills, including housekeeping, grocery shopping, menu planning, and food preparation, consumer education, bill paying/budgeting/financial management, transportation, and obtaining vital documents (social security cards, birth certificates, school records).
- Relationship-building and decision-making skills.

- Education services such as GED preparation, post-secondary training, and vocational education.
- Employment services, including career counseling, job preparation, resume-building, dress, and maintenance.
- Behavioral health services such as relapse prevention, crisis intervention, medication monitoring, and/or dispensing outpatient therapy and treatment.
- Physical health services such as routine physicals, health assessments, and family planning.
- Legal services related to civil (rent arrears,

TERMINATION STANDARDS:
Termination should be limited to only the most severe cases. Programs will exercise sound judgment and examine all extenuating circumstances when determining if violations warrant program termination (24 CFR 576.402). NC-507 CoC recommends programs work with other community service providers to develop a board to hear client grievances.

Benchmarks

- In general, if a resident violates program requirements, the shelter may terminate assistance under a formal process established by the program that recognizes the rights of individuals and families affected. The program is responsible for providing evidence that it considered extenuating circumstances and made significant attempts to help the client continue in the program. Programs should have a formal, established grievance process in its policies and procedures for residents who feel the shelter wrongly terminated assistance.
- Shelters must provide the client with a written copy of the program rules and the termination process before he/she begins receiving assistance and keep a copy signed by the client in the file.
- Programs may carry a barred list when a client has presented a terminal risk to staff or other clients. If a barred client presents him/herself at a later date, programs should review the case to determine if the debarment can be removed to give the program a chance to provide further assistance at a later date.

CLIENT AND PROGRAM FILES STANDARD:
Shelters will keep all client files up-to-date and confidential to ensure effective delivery and tracking of services.

Benchmarks

- Client and program files should, at a minimum, contain all of the information and forms required by HUD at 24 CFR 576.500 and the state ESG office, service plans, case notes, referral lists, and service activity logs including services provided directly by the shelter program and indirectly by other community service providers. ESG requires:
    - Documentation of homeless status (see above for the priority of types of documentation)
    - Determination of ineligibility, if applicable, which shows the reason for this determination
    - Annual income evaluation
    - Program participant records
    - Documentation of using the community's coordinated entry system
    - Compliance with shelter and housing standards
    - Services and assistance provided o Expenditures and match
    - Conflict of interest/code of conduct policies

    - Homeless participation requirement
    - Faith-based activity requirement, if applicable
    - Other Federal requirements, if applicable
    - Confidentiality procedures
- All client information should be entered into the NC HMIS under data quality, timeliness, and additional requirements found in the agency and user participation agreements. At a minimum, programs must record the date the client enters and exits the program, enter HUD required data elements, and update the client's information as changes occur.
- Programs must maintain the security and privacy of written client files and shall not disclose any client-level information without written permission of the client as appropriate, except to program staff and other agencies as required by law. Clients must give informed consent to release any client identifying data to be utilized for research, teaching, and public interpretation. All programs must have consent for release of information form for clients to use to indicate consent in sharing information with other parties.
- All records about ESG funds must be retained for the greater of 5 years or the participant records must be retained for 5 years after the expenditure of all funds from the grant under which the program participant was served. Agencies may substitute written files with microfilm, photocopies, or similar methods.

EVALUATION AND PLANNING STANDARD:
Shelter will conduct ongoing planning and evaluation to ensure programs continue to meet community needs for individuals and families experiencing homelessness.

Benchmarks

- Agencies maintain written goals and objectives for their services to meet the outcomes required by ESG.
- Programs review case files of clients to determine if existing services meet their needs. As appropriate, programs revise goals, objectives, and activities based on their evaluation.
- Programs conduct, at a minimum, an annual evaluation of their goals, objectives, and activities, adjusting the program as needed to meet the needs of the community.
- Programs regularly review project performance data in HMIS to ensure the reliability of data. Programs should review this information, at a minimum, quarterly.

Rapid Rehousing Written Standards

The NC-507 Continuum of Care developed the following Rapid Rehousing performance standards to ensure:

- Program accountability to individuals and families experiencing homelessness, specifically populations at greater risk or with the longest histories of homelessness
- Program compliance with the Department of Housing and Urban Development and the Department of Veteran Affairs
- Service consistency within programs
- Adequate program staff competence and training, specific to the target population served

EXPECTATIONS

All program grantees using Department of Housing and Urban Development Continuum of Care, Emergency Solutions Grant, VA SSVF, and HOME TBRA funding must adhere to these performance standards. Rapid Rehousing programs funded through the Continuum of Care and Emergency Solutions Grant will be monitored by the Partnership to ensure compliance. The NC-507 CoC recommends that rapid rehousing programs funded through other sources also follow these standards. These performance standards attempt to provide a high standard of care that places community and client needs first. Based on proven best practices, this high standard of care is necessary to achieve our goal of ending homelessness in Wake County.

Some requirements and parameters for rapid rehousing assistance vary from program to program. It will be necessary to refer to the regulations for each program along with these program standards (CoC: 24 CFR 587; ESG: 24 CFR 576; SSVF: 38 CFR 62; HOME: 24 CFR 570). The program standards note many of the differences below in each of the following sections. For other helpful documents to check for compliance with requirements, see the footnotes below.[2]

RAPID REHOUSING

Rapid rehousing provides an immediate permanent housing solution for vulnerable homeless individuals and families by providing short-term rental assistance and services.[3] Common publicly-funded types of rapid rehousing programs include HUD CoC-funded rapid rehousing, Emergency Solutions Grant-funded rapid rehousing, Supportive Services for Veteran Families (SSVF) programs funded through the Department of Veteran Affairs, and Tenant-Based Rental Assistance programs funded through the HOME Investments Partnership (HOME) formula grant program. Research shows rapid rehousing to be one of the most effective types of contemporary homeless service programs to end homelessness from a financial and housing stability perspective.[4]

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[2] https://www.hudexchange.info/resources/documents/Rapid_Re-Housing_ESG_vs_CoC.pdf; http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/handbooks/cpd/6509.2

[3] https://www.gpo.gov/fdsys/granule/CFR-2012-title24-vol3/CFR-2012-title24-vol3-part576/content-detail.html

[4] http://www.urban.org/sites/default/files/alfresco/publication-pdfs/2000265-Rapid-Re-housing-What-theResearch-Says.pdf

In general, rapid rehousing programs have latitude in determining the target population the program will serve and a great degree of flexibility in how programs apply subsidies, in duration and amount, to house and stabilize individuals and families experiencing homelessness. Many rapid rehousing programs focus on ending homelessness among youth and family populations. Other programs focus exclusively on veterans and veteran families. Others design their programs to target the needs of survivors of domestic violence or persons experiencing chronic or episodic homelessness. Rapid rehousing is an intervention that can adapt to serve individuals, families, and youth with a variety of housing barriers.

No matter the focus population, all rapid rehousing programs should adopt a Housing First philosophy by reducing barriers to eligibility (i.e. no income, sobriety, and rental history) and housing people as quickly as possible. These programs should also participate in the coordinated entry process, including the local prioritization of individuals and families for permanent housing interventions. In Wake County, each Access Site and Emergency Shelter utilizes a community-approved prevention and diversion screening tool and the Individual and Family VI-SPDAT Prescreen Tools to assist in determining priorities and housing triage methods, while permanent housing programs use a case management tool for more developed housing placement purposes and intensive case management over time. Communities use the VI-SPDAT to prioritize individuals and families experiencing literal homelessness based on chronicity, length of time homeless, and an acuity score that indicates the type of housing intervention best suited to their ongoing needs.

PERFORMANCE STANDARDS PERSONNEL

STANDARD:

Programs shall adequately staff services with qualified personnel to ensure the quality of service delivery, effective program administration, and the safety of program participants.

Benchmarks

- The organization selects employees and/or volunteers with adequate and appropriate knowledge, experience, and stability for working with individuals and families experiencing homelessness and/or other issues that place individuals and/or families at risk of homelessness.
- The organization provides time for all employees and/or volunteers to attend webinars and/or trainings on program requirements, compliance, and best practices.
- The organization trains all employees and/or volunteers on program policies and procedures, available local resources, and specific skill areas relevant to assisting clients in the program.
- Program designates staff whose responsibilities include identification and recruitment of landlords, encouraging them to rent to homeless households served by the program. Staff have the knowledge, skills, and agency resources to understand landlords' perspectives, understand landlord and tenant rights and responsibilities, and negotiate landlord supports. Grantees should train their case management staff who have housing identification responsibilities on this specialized skill set to perform the landlord recruitment function effectively.
- For programs using the Homeless Management Information System (HMIS), all end users must abide by the NC HMIS End User and Participation Agreements, including adherence to the strict privacy and confidentiality policies.
- Staff supervisors of casework, counseling, and/or case management services have, at a minimum, a bachelor's degree in a human service-related field and/or experience working with individuals and families experiencing homelessness and/or other issues that place individuals and/or families at risk of homelessness.

- Staff supervising overall program operations have, at a minimum, a bachelor's degree in a human service-related field and/or demonstrated ability and experience that qualifies them to assume such responsibility.
- All program staff have written job descriptions that address tasks staff must perform and the minimum qualifications for the position. Ideally, rapid rehousing programs would have staff dedicated to housing identification and landlord recruitment. However, if programs cannot have dedicated staff, case manager job descriptions must include responsibilities for landlord recruitment and negotiation.
- Case managers provide case management with an approved case management tool frequently (minimum of bi-monthly) for all clients.
- Organizations should share and train all program staff on the NC-507 Rapid Rehousing Written Standards.

PRIORITY FOR TENANTS WHO NEED EMERGENCY TRANSFERS UNDER VAWA 2013 STANDARD:
Tenants eligible for emergency transfers under the NC-507 emergency transfer policy and VAWA statute and regulations have priority for open rapid rehousing units if they also meet all eligibility requirements and relevant prioritization requirements for the project.

CLIENT INTAKE PROCESS STANDARD:
Programs will actively participate in their community's coordinated entry system by only taking referrals from the coordinated entry system for their program. At a minimum, programs will perform the Prevention and Diversion screening tool to determine the ability of the program to divert the presenting household from the homeless service system and/or the VI-SPDAT Prescreen on all program applicants to determine their acuity score. The program will limit entry requirements to ensure that the program serves the most vulnerable individuals and families needing assistance.

Benchmarks
- All adult program participants must meet the following program eligibility requirements:
    - Rapid rehousing programs work with households who meet the definition of homelessness in the definitions section of the performance standards (CoC RRH programs may work with participants in Categories 1 and 4. ESG RRH programs may work with participants in Category 1 and literally homeless participants in Category 4). SSVF programs should follow specific guidelines for eligible participants.
    - Adult household members can participate in developing and carrying out an appropriate housing stability plan and maintain accountability of said plan.
    - CoC programs should also assess participant eligibility based on eligibility criteria established by the NOFA for the year of the award.
- Programs cannot disqualify an individual or family because of prior evictions, poor rental history, criminal history, or credit history.
- Programs focus on engaging participants by explaining available services and encouraging each adult household member to participate in said services, but programs do not make service usage a requirement or the denial of services a reason for disqualification or eviction.
- Programs must use the standard order of priority of documenting evidence to determine homeless status and chronically homeless status per the program's eligibility requirements. Grantees must document in the client file that the agency attempted to obtain the documentation in the preferred order. The order should be as follows:

- Third-party documentation (including HMIS)
- Intake worker observations through outreach and visual assessment.
- Self-certification of the person receiving assistance.

- Programs will maintain release of information, case notes, and all pertinent demographic and identifying data in HMIS as allowable by program type. Paper files should be maintained in a locked cabinet behind a locked door with access reserved for caseworkers and administrators.
- Programs can turn away individuals and families experiencing homelessness from program entry for only the following reasons:
  - Household makeup (provided it does not violate HUD's Fair Housing and Equal Opportunity requirements): singles-only programs can disqualify households with children; families-only programs can disqualify single individuals
  - Rapid rehousing subsidy money has been exhausted
  - If the housing has in residence at least one family member with a child under the age of 18, the program may exclude registered sex offenders and persons with a criminal record that includes a violent crime from the program so long as the child resides in the same housing facility (24 CFR 578.93)
  - For SSVF and HOME programs only, the family or individual has household income over 50% of area median income

RAPID REHOUSING STANDARD:

Programs will assist participants in locating and moving into safe, affordable housing, providing housing stabilization and case management services meant to provide long-term sustainability as defined under the specific program type.

Benchmarks

- Programs explain program rules and expectations before admitting the individual or family into the program. Programs have rules and expectations that ensure fairness and avoid arbitrary decisions that vary from client to client or staff to staff.
- Programs consider the needs of the household in terms of location, cost, number of bedrooms, handicap access, and other pertinent information when moving a household into housing. Programs will assess potential housing for compliance with program standards for habitability, lead-based paint, and rent reasonableness before the individual or family signing a lease and the program signing a rental assistance agreement with the landlord.
- Programs may assist with rental application fees (ESG, CoC and SSVF only), moving costs (ESG, SSVF, and CoC only), temporary storage fees (ESG and SSVF programs only), security deposits (up to 2 months for ESG, CoC and HOME), last month's rent (ESG, CoC and SSVF only), utility deposits, utility payments, rental arrears (up to 6 months for ESG), utility arrears (up to 6 months for ESG), credit repair (ESG and CoC only), and legal services (ESG and CoC only) related to obtaining permanent housing. Grantees should follow the specifics of the grant program under which their program is funded to understand specific restrictions for each program and the maximum number of months allowed for rental and utility assistance.
- Lease: The program participant will sign a lease directly with a landlord or property owner. Grantees may only make payments directly to the landlord or property owner. Initial lease agreements should be for one year, renewable for a minimum term of one month, and terminable only for cause. HOME TBRA leases should not have prohibited lease provisions (24 CFR 92.253).

- Rental Assistance Agreement: Grantees may make rental and utility assistance payments only to an owner with whom the household has entered into a rental assistance agreement. The rental assistance agreement must set forth the terms under which rental assistance will be provided. The rental assistance agreement must provide that, during the term of the agreement, the landlord must give the grantee a copy of any notice to the program participant to vacate the housing unit or any complaint used under state or local law to commence a legal eviction against a program participant.
- Programs should take a progressive approach when determining the amount that households will contribute toward their monthly rent payment. Programs should remain flexible, considering the unique and changing needs of the household. The household's payment cannot exceed ESG, CoC, SSVF, or HOME regulations. Except for the HOME TBRA program, programs can choose not to charge households rent during their participation in the program. All rent payments made by program participants must be paid directly to the landlord or property owner. Programs will review the amount of rental assistance paid for the participating household every 3 months and changes made to the agreement will be determined by continued need and ability of the household to sustain housing long-term. Programs should have written policies and procedures for determining the rent amount participants pay towards housing costs. This amount must be reasonable based on household income (this could potentially be
  50-60% of their monthly income), including $0 for households with no income. These policies should also address when and how programs use financial assistance as a bridge to housing subsidy or a permanent supportive housing program.
- When determining the amount and length of financial assistance, programs should base their decision on the needs of the household and its long-term housing stability plan. Programs should have well-defined policies and procedures for determining the amount and length of time for financial assistance to program participants as well as defined and objective standards for when case management and/or financial assistance should continue or end. Programs must review the amount of rental assistance provided every 3 months and continued need determined through consultation between the participant and the case manager. Programs should review regulations for the funding source to determine maximum months they can pay for rental assistance.
- Use with other subsidies: Except for the one-time payment of rental arrears on the program participant's portion of the rental payment, rental assistance cannot be provided to a program participant who receives other tenant-based rental assistance or who is living in a housing unit receiving project-based rental or operating assistance through public sources. Programs can pay for security and utility payments for program participants to move into these units when other funding sources cannot be identified.
- HUD CoC grantees will adhere to the responsibilities of grant management outlined by the CoC Written Standards.

<u>HOUSING STABILIZATION/CASE MANAGEMENT SERVICES</u> STANDARD:
Programs shall provide access to housing stabilization and/or case management services by trained staff to each individual and/or family in the program.

Benchmarks (Standard Available Services)
- Programs provide individual housing stabilization and/or case management services to program participants at least monthly. These services include:
  - Housing stability services to assist participants in locating and obtaining suitable, affordable permanent housing, including:

- Assessment of housing barriers, needs, and preferences.
- Development of an action plan for locating housing.
- Housing search.
- Outreach to and negotiation with landlords or property owners.
- Tenant counseling.
- Assessment of housing for compliance with program type requirements for habitability, lead- based paint and rent reasonableness.
- Assistance with submitting rental applications.
- Understanding lease agreements.
- Arranging for utilities.
- Making moving arrangements.
- Assuring participants have the basics at move-in, including simple furnishings, mattresses, and cooking utensils like pots and pans.

o Case management services, including assessing, arranging, coordinating, and monitoring the delivery of individualized services to facilitate housing stability for participants who have obtained and maintained permanent housing through the homelessness prevention or rapid rehousing program by:

- Developing, in conjunction with the participant, an individualized housing and service plan with a path to permanent housing stability.
- Developing, securing, and coordinating services.
- Obtaining federal, state, and local benefits.
- Monitoring and evaluating program participants' progress towards goals.
- Providing information about and referrals to other providers.
- Conducting 3-month evaluations to determine ongoing program eligibility. o Programs may offer other services, including:
  - Legal services to resolve a legal problem prohibiting a program participant from obtaining or retaining permanent housing (only ESG and CoC), including:
    - Client intake.
    - Preparation of cases for trial.
    - Provision of legal advice.
    - Representation of legal advice.
    - Counseling.
    - Filing fees and other necessary court costs.
    - Mediation between the program participant and the owner or person(s)with whom the participant is living (only ESG and CoC).
  - Credit repair (only ESG and CoC), including:
    - Credit counseling.
    - Accessing a free personal credit report.
    - Resolving personal credit problems.
    - Other services needed to assist with critical skills related to household budgeting and money management.

- Case management includes the following types of contact: home visits, office visits, meeting in a location in the community, or phone calls (at least one visit per month must be in person). Programs should use an approved case management tool as a guide for their case management services to program participants. Meeting times, place, and frequency should be mutually agreed upon by both the participant and case manager.

- CoC and ESG RRH programs must meet with participants at least once per month to assist the participant in long-term housing stability. Program staff must conduct an annual assessment of service needs.
- The program will evaluate the household for continued eligibility every three months or as changes are reported in household income and housing stability. To continue receiving rapid rehousing assistance, the household must demonstrate:
    - Lack of resources and support networks. The household must continue to lack sufficient resources and support networks to retain housing without program assistance.
    - Need. The program must determine the amount and type of assistance that the household needs to (re)gain stability in permanent housing.
    - For ESG, at the 12-month annual recertification, the client's income must be at or below 30% Area Median Income.

Benchmarks (Optional but recommended services, often from other providers)

- Representative payee services.
- Relationship-building and decision-making skills.
- Education services such as GED preparation, post-secondary training, and vocational education.
- Employment services, including career counseling, job preparation, resume-building, dress, and maintenance.
- Behavioral health services such as relapse prevention, crisis intervention, medication monitoring, and/or dispensing, outpatient therapy, and treatment.
- Physical health services such as routine physicals, health assessments, and family planning.
- Legal services related to civil (rent arrears, family law, uncollected benefits) and criminal (warrants, minor infractions) matters.
- For CoC PSH, in addition to the services mentioned such as one-time moving costs and case management, other eligible supportive service costs include childcare, food, housing search and counseling, outreach services, transportation, and one-time utility deposit.

<u>SERVICE COORDINATION</u> STANDARDS:

Programs will assist program participants in obtaining appropriate supportive services and other federal, state, local, and private assistance as needed and/or requested by the household. Program staff will be knowledgeable about mainstream resources and services in the community.

Benchmarks:

- Programs should arrange with appropriate community agencies and individuals the provision of education, employment, and training; schools and enrichment programs; healthcare and dental clinics; mental health resources; substance abuse assessments and treatment; legal services, credit counseling services; and other assistance requested by the participant, which programs do not provide directly to clients.
- Programs coordinate with other mainstream resources for which participants may need assistance: emergency financial assistance; domestic violence shelters; local housing authorities, public housing, and Housing Choice Voucher programs; temporary labor organizations; childcare resources and other public programs that subsidize childcare; youth development and child welfare; WIC; Supplemental Nutritional Assistance Program (SNAP); Unemployment Insurance; Social Security benefits;

Medicaid/Medicare or other comparable services if available.

- For CoC RRH, in addition to one-time moving costs and case management, other eligible supportive service costs include child care, education, and employment services, food, housing search and counseling, legal services, life skills training, mental health and outpatient health services, outreach services, substance abuse treatment, transportation, and a one-time utility deposit.

<u>TERMINATION</u> STANDARDS:
Termination should be limited to only the most severe cases. Programs will exercise sound judgment and examine all extenuating circumstances when determining if violations warrant program termination. The Partnership recommends programs work with other community service providers to develop a board to hear client grievances.

Benchmarks

Emergency Solutions Grant Rapid Rehousing

- To terminate assistance to a program participant, the agency must follow the due-process provisions outlined in 24 CFR 576.402 as follows:
  - If a program participant violates program requirements, the grantee may terminate the assistance under a formal process established by the grantee, recognizing the rights of the individuals affected. The grantee must exercise sound judgment and examine all extenuating circumstances in determining when violations warrant termination so that programs terminate assistance to program participants in only the most severe cases.
  - To terminate rental assistance and/or housing relocation and stabilization services to program participants, the required formal process, at a minimum, must consist of:
    - Written notice to the program participant containing a clear statement of the reasons for termination;
    - A review of the decision, in which the program participant has the opportunity to present written or oral objections before a person other than the person who made or approved the termination decision;
    - Prompt written notice of the final decision to the program participant.
  - Termination under this section does not preclude the program from providing further assistance later to the same individual or family.

Continuum of Care Rapid Rehousing, HOME Tenant-Based Rental Assistance

- To terminate assistance to a program participant, the agency must follow the provisions described in 24 CFR 578.91 of the HEARTH Continuum of Care Interim Rule as follows:
  - The grantee may terminate assistance to program participants who violate program requirements or conditions of occupancy. Termination under this section does not preclude the program from providing further assistance at a later date to the same individual or family.
  - To terminate assistance to program participants, the grantee must provide a formal process, recognizing the rights of the individuals receiving assistance under the due process of law. This process, at a minimum, must consist of:
    - Providing program participants with a written copy of program rules and the termination process before the participant begins to receive assistance with a copy signed by the client;
    - Written notice to program participants containing a clear statement of the reasons for termination;

- A review of the decision, in which the program participant has the opportunity to present written or oral objections before a person other than the person who made or approved the termination decision;
- Prompt written notice of the final decision to the program participant.

Supportive Services for Veteran Families –Rapid Rehousing

- Limitations on and continuations of the provision of supportive services can be found under 38 CFR 62.35 as follows:
  - Extremely low-income veteran families: a participant classified as an extremely low-income veteran family will retain that designation as long as the participant continues to meet all other eligibility requirements.
  - Limitations on the provisions of supportive services to participants classified under 62.11(c): a grantee may provide supportive services to a participant until the earlier of two dates:
    - The participant commences receipt of other housing services adequate to meet the participant's needs;
    - Ninety days from the date the participant exits permanent housing.
  - Supportive services provided to participants classified under 62.11(c) must be designed to support the participants in their choice to transition into housing that is responsive to their individual needs and preferences.
  - Continuation of supportive services to veteran family member(s): if a veteran becomes absent from a household or dies while other members of the veteran family are receiving supportive services, then such supportive services must continue for a grace period following the absence or death of the veteran. The grantee must establish a reasonable grace period for continued participation by the veteran's family member(s), but that period may not exceed 1 year from the date of absence or death of the veteran, subject to the requirements of bullets (1) and (2) of this section. The grantee must notify the veteran's family member(s) of the duration of the grace period.
  - Referral for other assistance: if a participant becomes ineligible to receive supportive services under this section, the grantee must provide the participant with information on other available programs and resources.
  - *Families fleeing domestic violence*: Notwithstanding the limitations in 62.34 concerning the maximum amount of assistance a family can receive during a defined period of time, a household may receive additional assistance if it otherwise qualifies for assistance under this part and is fleeing from a domestic violence situation. A family may qualify for assistance even if the veteran is the aggressor or perpetrator of domestic violence. Receipt of assistance under this provision resets the maximum limitation for assistance under the regulations for the amount of support that can be provided in a given amount of time under 62.34

<u>FOLLOW-UP SERVICES</u> STANDARD:

Programs must ensure a continuity of services to all clients exiting their programs. Agencies can provide these services directly or through referrals to other agencies.

Benchmarks

- Programs prioritize the development of exit plans for each participant to ensure continued permanent housing stability and connection to community resources as well as a list of prevention and diversion services available if another housing crisis occurs, as desired.
- Programs should attempt to follow up with participants through verbal or written contact at least once 6 months after the client exits the program. A program may provide follow-up services to include identification of additional needs and referrals to other agencies and community services to prevent future episodes of homelessness.

CLIENT AND PROGRAM FILES STANDARD:

Programs will keep all program participant files up-to-date and confidential to ensure effective delivery and tracking of services.

Benchmarks

- Client and program files should, at a minimum, contain all the information and forms required by HUD (24 CFR 576.500), and the VA, service plans, case notes, referral lists, and service activity logs, including services provided directly by the permanent supportive housing program and indirectly by other community service providers. Programs should have:
  - Documentation of homeless status, chronic homelessness status (where applicable), and disabling condition.
  - Determination of ineligibility, if applicable, which shows the reason for this determination.
  - Initial and annual income evaluation, per program rules.
  - Program participant records.
  - Documentation of using the community's coordinated entry system.
  - Compliance with shelter and housing standards.
  - Services and assistance provided.
  - Expenditures and matches.
  - Conflict of interest/code of conduct policies.
  - Homeless participation requirement.
  - Faith-based activity requirement, if applicable.
  - Other Federal requirements, if applicable.
  - Confidentiality procedures.
- All client information should be entered in HMIS under data quality, timeliness, and additional requirements found in the agency and user participation agreements. At a minimum, programs must record the date the client enters and exits the program, HUD required data elements, and an update of the client's information as changes occur.
- Programs must maintain a release of information form for clients to use to indicate consent in sharing information with other parties. This cannot be a general release but one that indicates sharing information with specific parties for specific reasons.
- Programs must maintain the security and privacy of written client files and shall not disclose any client- level information without written permission of the client as appropriate, except to program staff and other agencies as required by law. Clients must give informed consent to release any client identifying data to be utilized for research, teaching, and public interpretation.
- All records about CoC and ESG funds must be retained for the greater of 5 years or the participant records must be retained for 5 years after the expenditure of all funds from the grant under which the

program participant was served. Agencies may substitute written files with microfilm, photocopies, or similar methods. Records about other funding sources must adhere to those record retention requirements.

EVALUATION AND PLANNING STANDARD:
Homelessness prevention and rapid rehousing programs will work with the community to conduct ongoing planning and evaluation to ensure programs continue to meet community needs for individuals and families experiencing homelessness or at-risk of homelessness.

Benchmarks

- Agencies maintain written goals and objectives for their services to meet outcomes required by the HUD CoC and ESG programs or other funding sources. These written goals and objectives should strive to meet these performance benchmarks (for programs serving a high need population such as chronically homeless or no income, the CoC will take targeting efforts into account):
    - Reduce the length of time program participants spend homeless. Households served by the program should move into permanent housing in an average of 30 days or less.
    - Maximize permanent housing success rates. Programs should ensure that at least 80% of households exit to a permanent housing setting.
    - Decrease the number of households returning to homelessness. Programs should ensure that at least 85% of households exiting the program do not become homeless again within one year of exit.
- Programs review case files of clients to determine if existing services meet their needs. As appropriate, programs revise goals, objectives, and activities based on their evaluation.
- Programs conduct, at a minimum, an annual evaluation of their goals, objectives, and activities, making adjustments to the program as needed to meet the needs of the community.

Prevention and Diversion Written Standards

Homelessness prevention programs can play an important role in ending homelessness. Like rapid rehousing programs, homelessness prevention programs can focus on financial assistance and housing stabilization services on specific populations, including survivors of domestic violence, families with children, and formerly homeless individuals and families. While research clearly shows the effectiveness of rapid rehousing programs on reducing homelessness in communities, homelessness prevention programs demonstrate mixed results. In order to end homelessness, communities understand they must prevent new episodes of homelessness and returns to homelessness for individuals and families in housing crises. However, it can be difficult to determine which households would have become homeless if not for this intervention. Data suggests that only one out of ten households presenting for prevention programs would become homeless without financial assistance. In light of this research, homelessness prevention programs should target their limited financial assistance and housing stability resources appropriately and develop methods to determine which households are at greatest risk of becoming homeless. In order to do so, prevention programs are encouraged to focus their spending on households who are at imminent risk of homelessness (within 72 hours) or those households who can be diverted from the shelter system with the aid of financial assistance. Homelessness prevention programs should target their funding towards households that have similar characteristics to the general homeless population in their community.

No matter the focus population, all prevention and diversion programs should adopt a Housing First philosophy by reducing barriers to eligibility (i.e. no income, sobriety, and rental history) and maintaining existing housing or rehousing people as quickly as possible. These programs should also participate in the coordinated entry process, including the local prioritization of individuals and families for permanent housing interventions. In Wake County, each Access Site and Emergency Shelter utilizes a community-approved prevention and diversion screening tool and the Individual and Family VI-SPDAT Prescreen Tools to assist in determining priorities and housing triage methods, while permanent housing programs use a case management tool for more developed housing placement purposes and intensive case management over time. NC-507 CoC uses the VI-SPDAT to prioritize individuals and families experiencing literal homelessness based on chronicity, length of time homeless, and an acuity score that indicates the type of housing intervention best suited to their ongoing needs.

EXPECTATIONS

All program grantees using the Department of Housing and Urban Development Continuum of Care, Emergency Solutions Grant, VA SSVF, and HOME TBRA funding must adhere to these performance standards. Prevention and Diversion programs funded through the Continuum of Care (applicable for high-performing CoC's) and Emergency Solutions Grant will be monitored by the Partnership to ensure compliance. The NC-507 CoC recommends that Prevention and Diversion programs funded through other sources also follow these standards. These performance standards attempt to provide a high standard of care that places community and client needs first. Based on proven best practices, this high standard of care is necessary to achieve our goal of ending homelessness in Wake County.

Some requirements and parameters for Prevention and Diversion assistance vary from program to program. It will be necessary to refer to the regulations for each program along with these program standards (CoC: 24 CFR 587; ESG: 24 CFR 576; SSVF: 38 CFR 62; HOME: 24 CFR 570). For other helpful documents to check for compliance with requirements, see the footnotes below.2

PERFORMANCE STANDARDS PERSONNEL

STANDARD:

Programs shall adequately staff services with qualified personnel to ensure the quality of service delivery, effective program administration, and the safety of program participants.

Benchmarks

- The organization selects employees and/or volunteers with adequate and appropriate knowledge, experience, and stability for working with individuals and families experiencing homelessness and/or other issues that place individuals and/or families at risk of homelessness.
- The organization provides time for all employees and/or volunteers to attend webinars and/or trainings on program requirements, compliance, and best practices.
- The organization trains all employees and/or volunteers on program policies and procedures, available local resources, and specific skill areas relevant to assisting clients in the program.
- For programs using the Homeless Management Information System (HMIS), all end users must abide by the NC HMIS End User and Participation Agreements, including adherence to the strict privacy and confidentiality policies.
- Staff supervisors of casework, counseling, and/or case management services have, at a minimum, a bachelor's degree in a human service-related field and/or experience working with individuals and families experiencing homelessness and/or other issues that place individuals and/or families at risk of homelessness.
- Staff supervising overall program operations have, at a minimum, a bachelor's degree in a human service-related field and/or demonstrated ability and experience that qualifies them to assume such responsibility.
- All program staff have written job descriptions that address tasks staff must perform and the minimum qualifications for the position. Ideally, Homeless Prevention and Diversion programs would have staff dedicated to diversion mediation and prevention services. However, if the programs cannot have dedicated staff, case manager job descriptions must include responsibilities for diversion conversations and prevention strategizing.
- Case managers provide case management with an approved case management tool frequently (every six month's minimum) for all clients.
- Organizations should share and train all program staff on the NC-507 Rapid Rehousing Written Standards.

PRIORITY FOR TENANTS WHO NEED EMERGENCY TRANSFERS UNDER VAWA 2013 STANDARD:

Tenants eligible for emergency transfers under the NC-507 emergency transfer policy and VAWA statute and regulations have priority for open rapid rehousing units if they also meet all eligibility requirements and relevant prioritization requirements for the project.

CLIENT INTAKE PROCESS STANDARD:

Programs will actively participate in their community's coordinated entry system by only taking referrals from the coordinated entry system for their program. At a minimum, programs will administer the community- approved prevention and diversion screening tool to determine the ability of the program to divert the presenting household from the homeless service system and/or the VI-SPDAT Prescreen on all program applicants to determine their acuity score. The program will limit entry requirements to ensure that the program serves the most vulnerable individuals and families needing assistance.

Benchmarks

- All adult program participants must meet the following program eligibility requirements:
  - Homelessness prevention programs work with households who meet the at-risk of homelessness definition (Category 2) in the definitions section of the performance standards.
  - Adult household members can participate in developing and carrying out an appropriate housing
    stability plan and maintain accountability of said plan.
  - CoC programs should also assess participant eligibility based on eligibility criteria established by the NOFA for the year of the award.
- Programs cannot disqualify an individual or family because of prior evictions, poor rental history, criminal history, or credit history.
- Programs focus on engaging participants by explaining available services and encouraging each adult household member to participate in said services, but programs do not make service usage a requirement or the denial of services a reason for disqualification or eviction.
- Programs must use the standard order of priority of documenting evidence to determine homeless status and chronically homeless status per the program's eligibility requirements. Grantees must document in the client file that the agency attempted to obtain the documentation in the preferred order. The order should be as follows:
  - Third-party documentation (including HMIS)
  - Intake worker observations through outreach and visual assessment.
  - Self-certification of the person receiving assistance
- Programs will maintain release of information, case notes, and all pertinent demographic and identifying data in HMIS as allowable by program type. Paper files should be maintained in a locked cabinet behind a locked door with access reserved for caseworkers and administrators.
- Programs can turn away individuals and families experiencing homelessness from program entry for only the following reasons
  - Opportunity requirements): singles-only programs can disqualify households with children; families-only programs can disqualify single individuals
  - Prevention and Diversion money has been exhausted

<u>HOMELESSNESS PREVENTION</u> STANDARD:

Programs will assist participants in staying in their current housing situation, if possible, or assist households at imminent risk of homelessness to move into another suitable unit as defined under the specific program type.

Benchmarks

- Programs are encouraged to target prevention funds toward community diversion efforts. When paying financial assistance to divert households from homelessness, programs should target assistance to households most likely to experience homelessness if not for this assistance.
- Programs explain program rules and expectations before admitting the individual or family into the program. Programs will have rules and expectations that ensure fairness and avoid arbitrary decisions that can vary from client to client or staff to staff.
- In evaluating current housing, programs consider the needs of the individual or family living there to decide if the current unit meets Housing Quality Standards and long-term sustainability (ESG and SSVF only).

- When moving the individual or family into a new unit, programs consider the needs of the household in terms of location, cost, number of bedrooms, handicap access, etc. Programs will assess potential housing for compliance with program standards for habitability, lead-based paint, and rent reasonableness before the individual or family signing a lease and the program signing a rental assistance agreement with the landlord.
- Programs may assist with rental application fees (ESG and SSVF only), moving costs (ESG, CoC, and SSVF only), temporary storage fees (ESG and SSVF programs only), security deposits (up to 2 months for ESG, CoC and HOME), last month's rent (ESG, CoC and SSVF only), utility deposits, utility payments, rental arrears (up to 6 months for ESG), utility arrears (up to 6 months for ESG), credit repair (ESG and CoC only), and legal services (ESG and CoC only) related to obtaining permanent housing. Grantees should follow the specifics of the grant program under which their program is funded to understand specific restrictions for each program and the maximum number of months allowed for rental and utility assistance.
- Lease: The program participant will sign a lease directly with a landlord or property owner. Grantees may only make payments directly to the landlord or property owner.
- Rental Assistance Agreement: Grantees may make rental and utility assistance payments only to an owner with whom the household has entered into a rental assistance agreement. The rental assistance agreement must set forth the terms under which rental assistance will be provided. The rental assistance agreement must provide that, during the term of the agreement, the landlord must give the grantee a copy of any notice to the program participant to vacate the housing unit or any complaint used under state or local law to commence a legal eviction against a program participant.
- Programs will determine the amount that households will contribute toward their monthly rent payment. The household's payment cannot exceed ESG, CoC, SSVF, or HOME regulations. Except for the HOME TBRA program, programs can choose not to charge households rent during their participation in the program. All rent payments made by program participants must be paid directly to the landlord or property owner. Programs will review the amount of rental assistance paid for the participating household every 3 months, and changes made to the agreement will be determined by continued need and ability of the household to sustain housing long-term.
- Programs may provide no more than 3 months of rental and utility assistance to a participating household for homelessness prevention. If the household needs more than 3 months of financial assistance, the agency Executive Director or his/her designated proxy may extend financial assistance month-to-month based on proof of continued need and demonstrated success of stated housing sustainability plan.
- Use with other subsidies: Except for the one-time payment of rental arrears on the program participant's portion of the rental payment, rental assistance cannot be provided to a program participant who receives other tenant-based rental assistance or who is living in a housing unit receiving project-based rental or operating assistance through public sources. Programs can pay for security and utility payments for program participants to move into these units when other funding sources cannot be identified.

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HOUSING STABILIZATION/CASE MANAGEMENT SERVICES

STANDARD:

Programs shall provide access to housing stabilization and/or case management services by trained staff to each individual and/or family in the program.

Benchmarks (Standard Available Services)

- Programs provide individual housing stabilization and/or case management services to program participants at least monthly. These services include:
  - Housing stability services to assist participants in maintaining current or obtaining an alternative suitable, affordable permanent housing unit, including:
    - Assessment of current housing and client needs to retain current housing.
    - Development of an action plan for locating new housing.
    - Housing search.
    - Outreach to and negotiation with landlords or property owners.
    - Tenant counseling.
    - Assessment of housing for compliance with program type requirements for habitability, lead-based paint, and rent reasonableness. ▪ Assistance with submitting rental applications.
    - Understanding lease agreements.
    - Arranging for utilities.
    - Making moving arrangements.
    - Assuring participants have the basics at move-in, including simple furnishings, mattresses, and cooking utensils like pots and pans.
  - Case management services, including assessing, arranging, coordinating, and monitoring the delivery of individualized services to facilitate housing stability for participants who have obtained and maintained permanent housing through the homelessness prevention or rapid rehousing program by:
    - Developing, in conjunction with the participant, an individualized housing and service plan with a path to permanent housing stability.
    - Developing, securing, and coordinating services.
    - Obtaining federal, state, and local benefits.
    - Monitoring and evaluating program participants' progress towards goals.
    - Providing information about and referrals to other providers.
    - Conducting 3-month evaluations to determine ongoing program eligibility. o

    Programs may offer other services, including:
    - Legal services to resolve a legal problem prohibiting a program participant from obtaining or retaining permanent housing (only ESG and CoC), including:
      - Client intake.
      - Preparation of cases for trial.
      - Provision of legal advice.
      - Representation of legal advice.
      - Counseling.
      - Filing fees and other necessary court costs.
      - Mediation between the program participant and the owner or person(s)with whom

the participant is living (only ESG and CoC).
        - Credit repair (only ESG and CoC), including:
        - Credit counseling.
        - Accessing a free personal credit report.
        - Resolving personal credit problems.
        - Other services needed to assist with critical skills related to household budgeting and money management.
- Case management includes the following types of contact: home visits, office visits, meeting in a location in the community, or phone calls (at least one visit per month must be in person). Programs should use an approved case management tool as a guide for their case management services to program participants. Meeting times, place, and frequency should be mutually agreed upon by both the participant and case manager.
- The program will evaluate the household for ongoing eligibility or as changes are reported in household income and needed to maintain housing stability. To continue receiving prevention services, the client must indicate a need, including relevant and appropriate documentation.

Benchmarks (Optional but recommended services, often from other providers)

- Representative payee services.
- Relationship-building and decision-making skills.
- Education services such as GED preparation, post-secondary training, and vocational education.
- Employment services, including career counseling, job preparation, resume-building, dress, and maintenance.
- Behavioral health services such as relapse prevention, crisis intervention, medication monitoring, and/or dispensing, outpatient therapy, and treatment.
- Physical health services such as routine physicals, health assessments, and family planning.
- Legal services related to civil (rent arrears, family law, uncollected benefits) and criminal (warrants, minor infractions) matters.

<u>SERVICE COORDINATION</u> STANDARDS:

Programs will assist program participants in obtaining appropriate supportive services and other federal, state, local, and private assistance as needed and/or requested by the household. Program staff will be knowledgeable about mainstream resources and services in the community.

Benchmarks:

- Programs should arrange with appropriate community agencies and individuals the provision of education, employment, and training; schools and enrichment programs; healthcare and dental clinics; mental health resources; substance abuse assessments and treatment; legal services, credit counseling services; and other assistance requested by the participant, which programs do not provide directly to clients.
- Programs coordinate with other mainstream resources for which participants may need assistance: emergency financial assistance; domestic violence shelters; local housing authorities, public housing, and Housing Choice Voucher programs; temporary labor organizations; childcare resources and other public programs that subsidize childcare; youth development and child welfare; WIC; Supplemental Nutritional Assistance Program (SNAP); Unemployment Insurance; Social Security benefits; Medicaid/Medicare or other comparable services if available.

<u>TERMINATION</u> STANDARDS:

Termination should be limited to only the most severe cases. Programs will exercise sound judgment and examine all extenuating circumstances when determining if violations warrant program termination. The Partnership recommends programs work with other community service providers to develop a board to hear client grievances.

Benchmarks

- To terminate assistance to a program, agencies must follow the due process outlined under the formal process established by the CoC that recognizes the rights of individuals and families affected. The program is responsible for providing evidence that it considered extenuating circumstances and made significant attempts to help the client continue in the program. Programs should have a formal, established grievance process in its policies and procedures for residents who feel the program wrongly terminated assistance.
- Agencies must provide the client with a written copy of the program rules and the termination process before he/she begins receiving assistance and keep a copy signed by the client in the file.
- Programs may carry a barred list when a client has presented a terminal risk to staff or other clients. If a barred client presents him/herself at a later date, programs should review the case to determine if the debarment can be removed to give the program a chance to provide further assistance at a later date.

<u>FOLLOW-UP SERVICES</u> STANDARD:

Programs must ensure a continuity of services to all clients exiting their programs. Agencies can provide these services directly or through referrals to other agencies.

Benchmarks

- Programs prioritize the development of housing stability plans for each participant to ensure continued permanent housing stability and connection to community resources as well as a list of additional prevention and diversion services available if another housing crisis occurs.
- Programs should attempt to follow up with participants through verbal or written contact at least once 6 months after the client exits the program. A program may provide follow-up services to include identification of additional needs and referrals to other agencies and community services to prevent future episodes of homelessness.

<u>CLIENT AND PROGRAM FILES</u> STANDARD:

Programs will keep all program participant files up-to-date and confidential to ensure effective delivery and tracking of services.

Benchmarks

- Client and program files should, at a minimum, contain all of the information and forms required by HUD (24 CFR 576.500), and the VA, service plans, case notes, referral lists, and service activity logs, including services provided directly by the permanent supportive housing program and indirectly by other community service providers. Programs should have:
    - Documentation of homeless status, chronic homelessness status (where applicable), and disabling condition.

- Determination of ineligibility, if applicable, which shows the reason for this determination.
- Initial and annual income evaluation, per program rules.
- Program participant records.
- Documentation of using the community's coordinated entry system.
- Services and assistance provided.
- Expenditures and matches.
- Conflict of interest/code of conduct policies.
- Homeless participation requirements.
- Other Federal requirements, if applicable.
- Confidentiality procedures.

- All client information should be entered in HMIS under data quality, timeliness, and additional requirements found in the agency and user participation agreements. At a minimum, programs must record the date the client enters and exits the program, HUD required data elements and update client information as changes occur.
- Programs must maintain a release of information form for clients to use to indicate consent in sharing information with other parties. This cannot be a general release but one that indicates sharing information with specific parties for specific reasons.
- Programs must maintain the security and privacy of written client files and shall not disclose any client-level information without written permission of the client as appropriate, except to program staff and other agencies as required by law. Clients must give informed consent to release any client identifying data to be utilized for research, teaching, and public interpretation.
- All records about CoC and ESG funds must be retained for the greater of 5 years or the participant records must be retained for 5 years after the expenditure of all funds from the grant under which the program participant was served. Agencies may substitute written files with microfilm, photocopies, or similar methods. Records about other funding sources must adhere to those record retention requirements.

EVALUATION AND PLANNING STANDARD:

Homelessness prevention programs will work with the community to conduct ongoing planning and evaluation to ensure programs continue to meet community needs for individuals and families experiencing homelessness or at-risk of homelessness.

Benchmarks

- Agencies maintain written goals and objectives for their services to meet outcomes required by the HUD CoC and ESG programs or other funding sources. These written goals and objectives should strive to meet these performance benchmarks (for programs serving a high need population such as chronically homeless or no income, the CoC will take targeting efforts into account):
  - Reduce the length of time program participants spend homeless. Households served by the program should move into permanent housing in an average of 30 days or less.
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- Programs conduct, at a minimum, an annual evaluation of their goals, objectives, and activities, making adjustments to the program as needed to meet the needs of the community.